



200912150113

Skagit County Auditor

12/15/2009 Page

1 of

3

4:21PM

AFTER RECORDING RETURN TO:

JOHANNA M. COOLBAUGH, ESQ.
Karr Tuttle Campbell
1201 Third Avenue, Suite 2900
Seattle, Washington 98101

Grantor:

RICHARD T. WHEELER, Trustee of the
GLORIA M. WHEELER LIVING TRUST
and
RICHARD T. WHEELER, Trustee of the
RICHARD T. WHEELER LIVING TRUST

Grantee:

RICHARD T. WHEELER, Trustee of the
GLORIA M. WHEELER CREDIT SHELTER TRUST

Abbreviated Legal Description: Portion of Tract 'C', Rancho San Juan Del Mar,
Subdivision No. 1, Vol. 5, Pg 27

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3830

Assessor's Tax Parcel Number: P68229

DEC 15 2009

TRUSTEE'S DEED

Amount Paid \$
Skagit Co. Treasurer
By *mdm* Deputy

THE GRANTOR, RICHARD T. WHEELER Trustee of the GLORIA M. WHEELER LIVING TRUST under agreement dated July 21, 2005 and RICHARD T. WHEELER, Trustee of the RICHARD T. WHEELER LIVING TRUST under agreement dated July 21, 2005

FOR AND IN CONSIDERATION of inheritance and other good and valuable consideration in hand paid

GRANTS, BARGAINS, CONVEYS AND CONFIRMS TO

RICHARD T. WHEELER, Trustee of the GLORIA M. WHEELER CREDIT SHELTER TRUST under trust agreement dated July 21, 2005 as amended and restated

the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantors thereto.

SUBDIVISION NO. 1, according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, shown as Tract 'X' on the face of the plat of RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 9, according to the plat thereof recorded in Volume 8 of Plats, page 67, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the most Northerly corner of Lot 12 of said plat of RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 1;
thence North 26°39' East a distance of 251.27 feet to the true point of beginning of this description;
thence South 49°05' East 165.78 feet;
thence South 40°55' West 96.0 feet;
thence North 48°46' West 136.66 feet to a point that bears South 26°39' West from the true point of beginning;
thence North 26°39' East 90.54 feet to the true point of beginning.

TOGETHER WITH all that portion of said Tract "C" lying between the Northwesterly boundary of the Tract above described and a line 10 feet Southeasterly of the Shore of Lake Chiquita as it existed on April 26, 1963, and between the Northeasterly and Southwesterly lines of said Tract produced.

Situate in the County of Skagit, State of Washington.

The property conveyed herein has been transferred "AS IS" and there are no structural or mechanical warranties of any kind whatsoever.


The Grantor, in his capacity as Trustee, executes this instrument solely in his fiduciary capacity, and hereby covenants only that he is authorized to make this conveyance in such fiduciary capacity and that against all persons lawfully claiming through or under said Grantor, and not otherwise, said Grantor will forever warrant and



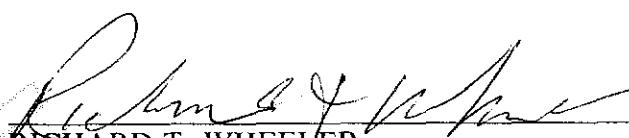
200912150113
Skagit County Auditor

defend the above-described real estate. Said Grantor, in his capacity as the Trustee, for himself and his successors in interest, hereby disclaims any and all other warranties or covenants, whether express or implied.

DATED: Nov 19, 2009.


RICHARD T. WHEELER

Trustee of the Gloria M. Wheeler Living Trust


RICHARD T. WHEELER

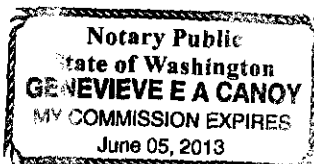
Trustee of the Richard T. Wheeler Living Trust


STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

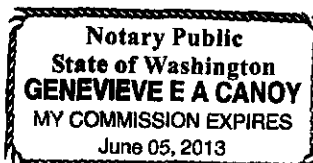
SS.

I certify that I know or have satisfactory evidence that Richard T. Wheeler is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the Gloria M. Wheeler Living Trust and as the Trustee of the Richard T. Wheeler Living Trust, to be his free and voluntary act, as Trustee, for the uses and purposes mentioned in this instrument.

DATED: Nov 19, 2009.




NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes
Genevieve Canoy
(Printed or stamped name of notary)
My appointment expires: June 5, 2013



200912150113
Skagit County Auditor