

After Recording Return To:
Ruth N. Jorgensen Downes
1008 Digby Lane
Mount Vernon, WA 98274



201303220039
Skagit County Auditor

3/22/2013 Page 1 of 3 10:33AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013982
MAR 22 2013

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

QUITCLAIM DEED

GRANTORS: **STEPHEN J. HOPPS**, Trustee of the *James E. Downes Separate Property Trust uid July 22, 1992, as amended*; and
RUTH N. JORGENSEN DOWNES, Successor Trustee of the *Downes Family Revocable Living Trust uid July 22, 1992, as amended*

GRANTEE: **RUTH N. JORGENSEN DOWNES**, Trustee of the *Ruth N. Jorgensen Downes Separate Property Trust uid July 22, 1992, as amended*

Legal Description;
Abbreviated Form: Ptn Lot 15 and ptn Lot 16, Block 4, Hillcrest Park Addition to Mount Vernon

Additional on Page: Page 2

Assessor's Tax Parcel No: 3730-004-016-0005; P53216

Dated March 13, 2013

THE GRANTORS, **STEPHEN J. HOPPS** in his capacity as the Trustee of the *James E. Downes Separate Property Trust uid July 22, 1992, as amended* and **RUTH N. JORGENSEN DOWNES**, in her capacity as the Successor Trustee of the *Downes Family Revocable Living Trust uid July 22, 1992, as amended*, for and in consideration of the release of any presumptive interest held by the *James E. Downes Separate Property Trust uid July 22, 1992*, and/or the *Downes Family Revocable Living Trust uid July 22, 1992*, as amended, in the below-described real property following the death of the Trustor James E. Downes on February 6, 2013, hereby convey and quitclaim to **RUTH N. JORGENSEN DOWNES**, as Trustee of the *Ruth N. Jorgensen Downes Separate Property Trust uid July 22, 1992, as amended*, as

SPECIAL WARRANTY DEED

-1-

GRANTEE, all right, title and interest in that certain real property, together with all after-acquired title of the Grantors therein, situated in the County of Skagit, State of Washington, and legally described as follows:

The north 40 feet of lot 15 and south 25 feet of lot 16, block 4, "Hillcrest Park Addition to Mount Vernon", according to the recorded plat thereof in the office of the auditor of Skagit County, Washington, in volume 6 of plats, page 8, EXCEPT the easterly 10 feet thereof conveyed to the City of Mount Vernon for street purposes by deed dated July 13, 1955, and filed for record under auditor's file No. 521114 and re-recorded under auditor's file No. 522859, records of said county.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

**DOWNES FAMILY REVOCABLE
LIVING TRUST** uid July 22, 1992, as
amended, Grantor

By Ruth N. Jorgensen - Downes
RUTH N. JORGENSEN DOWNES,
Successor Trustee
Dated: March 8, 2013

**JAMES E. DOWNES SEPARATE
PROPERTY TRUST** uid July 22, 1992, as
amended, Grantor

By Stephen J. Hopps
STEPHEN J. HOPPS, Trustee

SPECIAL WARRANTY DEED

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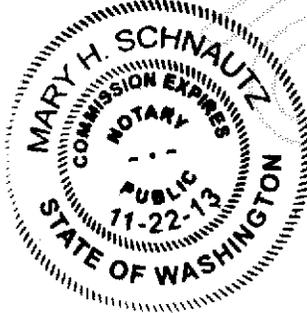


201303220039
Skagit County Auditor

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I certify that I know or have satisfactory evidence that **STEPHEN J. HOPPS** is the persons who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the **Trustee** of the *James E. Downes Separate Property Trust uid July 22, 1992*, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13th day of March, 2013.



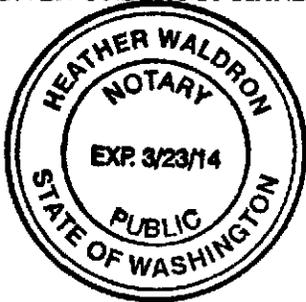
Mary H Schnautz

Printed Name MARY H. SCHNAUTZ
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11/22/13

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **RUTH N. JORGENSEN DOWNES** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the **Successor Trustee** of the *Downes Family Revocable Living Trust uid July 22, 1922*, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8th day of March, 2013.



Heather Waldron

Printed Name Heather Waldron
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2014

SPECIAL WARRANTY DEED

