

When Recorded Please Return To:
LAWRENCE A. PIRKLE
PO Box 1788
Mount Vernon, WA 98273
(360) 336-6587



201309120055

Skagit County Auditor \$78.00
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This space for Recorder's use only

QUIT CLAIM DEED

THE GRANTORS, DEBORAH J. HOFFMAN, as Personal Representative for the Estate of MARY JEAN HOFFMAN (a.k.a. JEAN HOFFMAN), under Skagit County Cause No. 12-4-00017-4, as to an undivided Sixty-Two percent (62%) interest, and GARY R. HOFFMAN, as successor Trustee of The LAWRENCE R. HOFFMAN Testamentary Exemption Equivalent Trust, as to an undivided Thirty-Eight percent (38%) interest, for and in consideration of distribution of Estate to Beneficiary (WAC 458-61A-202) and distribution of Trust to Trust beneficiary (WAC 458-61A-211), conveys and quit claims to **GRANTEES**, GARY R. HOFFMAN, DEBORAH J. HOFFMAN and JULI K. ELLINGSEN, as Co-Trustees of the HOFFMAN FAMILY FARM TRUST, the following described real estate, situated in the County of Skagit, State of Washington.

Assessor's Parcel No: (P15932) 330316-3-001-0003 (P15933) 330316-3-002-0002
(P15934) 330316-3-003-0001 (P15935) 330316-3-004-0000
(P15937) 330316-3-008-0006 (P15949) 330317-4-002-0007
(P15950) 330317-4-003-0006 (P15951) 330317-4-003-0105
(P15958) 330317-4-009-0109 (P15962) 330317-1-004-0003
(P15964) 330317-4-001-0000 (P15967) 330320-0-001-0003

A: Lot 1, SP 90-30; ptn S 1/2 of SW 1/4, 16-33-3 E W.M.

B: N 1/2 of SW 1/4, 16-33-3 E W.M.

C: NE 1/4 SE 1/4, 17-33-3 E W.M.

D: Gov. Lots 3 & 4, 17-33-3 E W.M. & Gov. Lot 1, 20-33-3 E W.M.

E: Ptn SW 1/4 of NE 1/4, 17-33-3 E W.M.

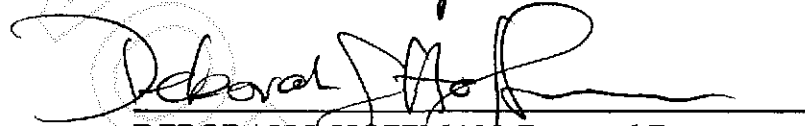
Abbreviated legal description more fully described on Exhibit "A" and incorporated herein by this reference.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

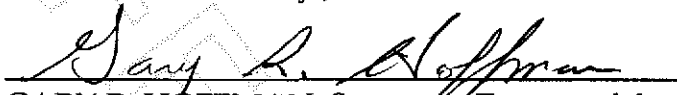
2013 3726
SEP 12 2013

Amount Paid \$ ☒
Skagit Co. Treasurer
By *KE* Deputy

Dated 5th day of September, 2013.



DEBORAH J. HOFFMAN, Personal Representative
for the Estate of Mary Jean Hoffman



GARY R. HOFFMAN, Successor Trustee of the
Lawrence R. Hoffman Testamentary Exemption Equivalent Trust

This Deed is subject to the Conservation Easement recorded on December 17, 2010,
under Skagit County Auditor's File No. 201012170156.

The Grantees, GARY R. HOFFMAN, DEBORAH J. HOFFMAN and JULI K.
ELLINGSEN, as Co-Trustees of the HOFFMAN FAMILY FARM TRUST, hereby
acknowledge and agree to comply with the terms of the Conservation Easement, as to
the Parcels subject thereto.

By: 
GARY R. HOFFMAN, Co-Trustee

By: 
DEBORAH J. HOFFMAN, Co-Trustee

By: 
JULI K. ELLINGSEN, Co-Trustee



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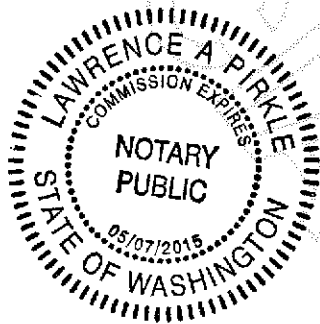
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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DEBORAH J. HOFFMAN is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the MARY JEAN HOFFMAN Estate, 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 5th day of September, 2013.



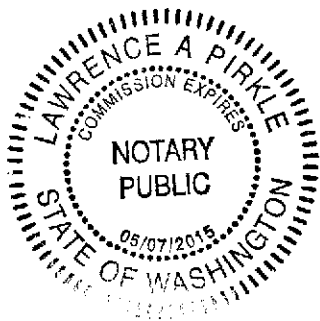
LAWRENCE A. PIRKLE

[Signature]
NOTARY PUBLIC in and for the
State of Washington,
Residing at Mount Vernon
My Commission expires: 5/7/15

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that GARY R. HOFFMAN 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 successor Trustee of The Lawrence R. Hoffman Testamentary Exemption Equivalent Trust, 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 5th day of September, 2013.



LAWRENCE A. PIRKLE

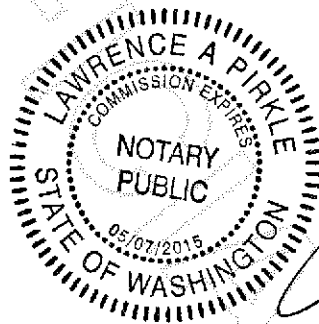
[Signature]
NOTARY PUBLIC in and for the
State of Washington,
Residing at Mount Vernon
My Commission Expires: 5/7/15



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that GARY R. HOFFMAN 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 Co-Trustee of the Hoffman Family Farm Trust, 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 5th day of September, 2013.



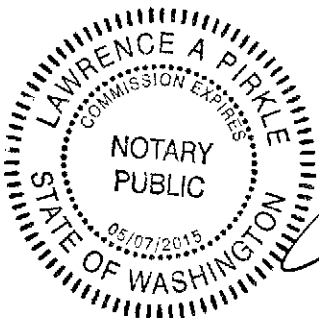
LAWRENCE A. PIRKLE

[Signature]
NOTARY PUBLIC in and for the
State of Washington,
Residing at Mount Vernon
My Commission Expires: 5/7/15

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DEBORAH J. HOFFMAN is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Hoffman Family Farm Trust, 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 5th day of September, 2013.



LAWRENCE A. PIRKLE

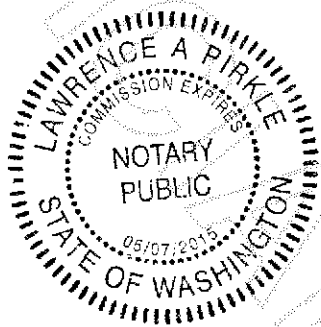
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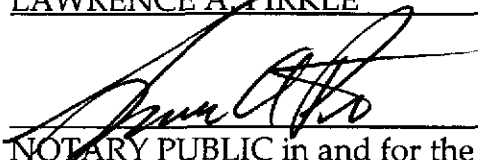
STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JULI K. ELLINGSEN is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Hoffman Family Farm Trust, 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 5th day of September, 2013.



LAWRENCE A. PIRKLE


NOTARY PUBLIC in and for the
State of Washington,
Residing at Mount Vernon
My Commission Expires: 5/7/15



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EXHIBIT "A"

DESCRIPTION:

PARCEL "A": P15937, P15932, P15934, P15935

Lot 1, Skagit County Short Plat No. 90-30 approved November 19, 1990, and recorded November 26, 1990, under Skagit County Auditor's File No. 9011260004; being a portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 33 North, Range 3 East, W.M.

EXCEPT that portion thereof described as follows:

Beginning at the Southeast corner of said Southwest $\frac{1}{4}$ (South $\frac{1}{2}$ corner) of Section 16, Township 33 North, Range 3 East, W.M.;
thence North $0^{\circ}30'21''$ East along the East line of said Southwest $\frac{1}{4}$ for a distance of 1,321.36 feet, to the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, also being the Northeast corner of said Lot 1, Skagit County Short Plat No. 90-30;
thence South $89^{\circ}29'04''$ West along the North line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, for a distance of 1312.75 feet, more or less, to the Northwest corner thereof;
thence North $89^{\circ}29'04''$ East for a distance of 16.51 feet, more or less, to the Easterly right-of-way margin of Maupin Road and being the TRUE POINT OF BEGINNING;
thence South $0^{\circ}49'42''$ West along said Easterly right-of-way margin of Maupin Road, parallel with the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 33 North, Range 3 East, W.M., for a distance of 100.57 feet;
thence North $87^{\circ}30'52''$ East for a distance of 109.63 feet;
thence North $75^{\circ}01'28''$ East for a distance of 81.26 feet;
thence North $44^{\circ}14'12''$ East for a distance of 64.33 feet;
thence North $17^{\circ}42'49''$ East for a distance of 32.43 feet, more or less, to the North line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ at a point bearing North $89^{\circ}29'04''$ East from the TRUE POINT OF BEGINNING;
thence South $89^{\circ}29'04''$ West along said North line for a distance of 241.32 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 90-30 conveyed to Denny Ellingson and Juli Kay Ellingson, husband and wife, via that certain Quit Claim Deed for Boundary Line Adjustment recorded under Skagit County Auditor's File No. 200906240055.

TOGETHER WITH the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 33 North, Range 3 East, W.M.,

EXCEPT that portion thereof described as follows:

Beginning at the Southeast corner (South $\frac{1}{4}$ corner) of the Southwest $\frac{1}{4}$ of said Section 16, Township 33 North, Range 3 East, W.M.;
thence North $0^{\circ}30'21''$ East along the East line of said Southwest $\frac{1}{4}$ for a distance of 1,321.36 feet, more or less, to the Southeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 16, Township 33 North, Range 3 East, W.M.;
thence South $89^{\circ}29'04''$ West along the South line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 1,312.75 feet, more or less, to the Southwest $\frac{1}{4}$ corner thereof;



EXHIBIT "A"

DESCRIPTION CONTINUED:

PARCEL "A" continued:

thence North 89°29'04" East for a distance of 16.51 feet, more or less, to the Easterly right-of-way margin of Maupin Road and being the TRUE POINT OF BEGINNING;
thence North 0°49'42" East along said Easterly right-of-way margin of Maupin Road, parallel with the West line of said Northeast ¼ of the Southwest ¼ for a distance of 116.40 feet;
thence South 88°18'05" East for a distance of 235.37 feet;
thence South 47°53'57" East for a distance of 40.39 feet;
thence South 17°42'49" West for a distance of 84.15 feet, more or less, to the South line of said Northeast ¼ of the Southwest ¼ at a point bearing North 89°29'04" East from the TRUE POINT OF BEGINNING;
thence South 89°29'04" West along said South line for a distance of 241.32 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT road rights-of-way;

AND ALSO EXCEPT dike and drainage rights-of-way, if any.

Situate in the County of Skagit, State of Washington.

PARCEL "B": P15933

The Northwest ¼ of the Southwest ¼ of Section 16, Township 33 North, Range 3 East, W.M.,

EXCEPT Diking District No. 15 right of way condemned in Skagit County Superior Court Cause No. 4058 by decree entered July 19, 1900,

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by deeds recorded September 28, 1923, under Auditor's File Nos. 168165, 168166, 168169, 168170 and 168171.

Situate in the County of Skagit, State of Washington.

PARCEL "C": P15964

The Northeast ¼ of the Southeast ¼ of Section 17, Township 33 North, Range 3 East, W.M.,

EXCEPT Diking District No. 15 right of way condemned in Skagit County Superior Court Cause No. 4058 by decree entered July 19, 1900.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "A"

DESCRIPTION CONTINUED:

PARCEL "D": 1 15949, P15950, P15951, P15958

Government Lots 3 and 4 of Section 17, Township 33 North, Range 3 East, W.M., and Government Lot 1 of Section 20, Township 33 North, Range 3 East, W.M.,

EXCEPT Diking District No.15 right of way condemned in Skagit County Superior Court Cause No. 4058 by decree entered July 19, 1900.

TOGETHER WITH tidelands of the second class, as conveyed by the State of Washington, situate in front of, adjacent to or upon that portion of said Government Lots 3 and 4 of Section 17,

EXCEPT that portion of said tidelands lying outside the dike as the same existed on May 1, 1973.

Situate in the County of Skagit, State of Washington.

PARCEL "E": P15962

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 3 East, W.M., Skagit County, Washington,

EXCEPT that portion thereof conveyed to Peter B. Nelson and Edith Nelson under deed recorded January 16, 1945, Volume 198, page 212, under Auditor's File No. 377375, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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