



201412290271

WHEN RECORDED RETURN TO:

Mary Kay Seitz, Paralegal
Oseran Hahn, P.S.
10900 NE 4th Street #1430
Bellevue, WA 98004

QUIT CLAIM DEED

Reference #862030

Grantors: William Charles Trueman and Norma Jean Trueman, husband and wife

Grantees: William C. Trueman and Norma J. Trueman, Trustees, and the Successor Trustees of the Trueman Living Trust dated September 18, 2014

Brief Legal Description: 1.0500 ac) PTN NE ¼ NE ¼ AKA TR 1 S/P#24-77. Skagit County, Washington

Property Address: 31870 State Route 20, Sedro Woolley, WA 98284

Tax Parcel Number: 41543-350617-1-001-0100

GRANTORS, William Charles Trueman and Norma Jean Trueman, husband and wife, for and in consideration of mere change in identity or form / transfer into revocable trust / WAC 458-61A-211(2)(g), convey and quit claim to William C. Trueman and Norma J. Trueman, Trustees, and the Successor Trustees of the Trueman Living Trust, dated September 18, 2014, all their interest in the following described real estate situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Short Plat No. 24-77 dated April 29, 1977 described as follows: The NE ¼ of the NE ¼ of Section 17, Township 35 North, Range 6, East W.M., Except the right of way of Great Northern Railway Company and the right of way of the Pacific Northwest Traction Company; ALSO EXCEPT the following described tracts, to-wit:

1. Beginning at a point on the West line of said NE ¼ of the NE ¼ 20 feet North of the North line of the Great Northern Railway right of way; thence North along the West line of said Northeast ¼ of the Northeast ¼ 400 feet; thence East 140 feet; thence South 100 feet; thence East 10 feet; thence South to a point 20 feet North of the North line of said Great Northern Railway right of way; thence Westerly parallel with said railway right of way line to the place of beginning.
2. Beginning at a point 320 feet North of and 170 feet East of the point of intersection of the West line of said NE ¼ of the NE ¼ with the North line of the Great Northern Railway right of way; thence East 165 feet; thence South to a point 20 feet North of the North line of said Great Northern railway right of way line; thence Westerly parallel with the North line of said right of way to a point south of the place of beginning; thence North to the place of beginning;
3. Also Except a tract of land conveyed by deed recorded December 7, 1948, in Volume 231 of Deeds, page 390, records of Skagit County, described as follows:
The part of the NE ¼ of the NE ¼ of Section 17, Township 35 North, Range 6, East, W.M., described as follows:
Commencing at a point 185 feet East of the Northeast corner of the Josie Hightower tract, said point being 335 feet East of the West line of the NE ¼ of the NE ¼ of Section 17, Township 35 North, Range 6, East W.M.; thence East 125 feet; thence South 205 feet to a point 50 feet North of the North line of the right of way of the Great Northern Railroad; thence West 125 feet parallel to said right of way and 50 feet distant therefrom to a point 185 feet from the Southeast corner of the Josie Hightower tract; thence North to the point of beginning.

4. That portion of the NE ¼ of the NE ¼ of Section 17, Township 35 North, Range 6, East W.M., described as follows:

Beginning at a point 320 feet North and 270 feet of intersection of the West line of said NE ¼ of the NE ¼ with the North line of the Great Northern Railway right of way; thence West 20 feet; thence South to the Northern line of the Great Northern Railway right of way; thence Easterly along said right of way to a point south of the point of beginning; thence north to the point of beginning. Except the South 15 feet thereof conveyed by deed recorded April 5, 1916 under Auditor's file No. 113072.

5. State Highway No. 20, State Highway, known as Lyman-Hamilton Highway and County Roads.

SUBJECT TO: agreements, easements, reservations, restrictions, limitations, exceptions, covenants, conditions, rights of way, other rights of the public, zoning ordinances, deeds of trusts, mortgages, liens, taxes, assessments and encumbrances of record

Date: December 22, 2014

William C. Trueman
William Charles Trueman, Grantor

Norma Jean Trueman
Norma Jean Trueman, Grantor

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) ss.

On this day Dec. 22, 2014, I certify that I know or have satisfactory evidence that wWilliam Charles Trueman and Norma Jean Trueman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary acts for the uses and purposes mentioned in the instrument.

Thomas D. Lofton
Notary Public for the State of Washington
Thomas D. Lofton
My commission expires October 14, 2016

THOMAS D. LOFTON
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
10-14-16

20144943
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 29 2014

Amount Paid \$ 0
Skagit Co. Treasurer
By AF Deputy


201412290271

Skagit County Auditor
12/29/2014 Page 2 of 2 \$73.00
2:55PM