



201506120033

Skagit County Auditor

\$75.00

6/12/2015 Page

1 of

4 11:03AM

After Recording Return To:

Paul L. Huguenin
1426 Alger Cain Lake Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152177
JUN 12 2015

Amount Paid \$0
Skagit Co. Treasurer
By *Mdm* Deputy

SPECIAL WARRANTY DEED

GRANTOR: **PAUL L. HUGUENIN**, Trustee of the **G. R. HUGUENIN DECEDENT's TRUST** **utd April 21, 2011**

GRANTEE: **PAUL L. HUGUENIN**, a married man as his separate estate

Abbreviated Legal: Parcel 1: S 1/2 SW 1/4 NW 1/4 & TR IN SE 1/4 NW 1/4 W OF BDLM RLY TGW BDLM RLY ADJ
Parcel 2: M/H 49910491F BIRCHFIELD 93 66x14 N 1/2 SW 1/4 NW 1/4 W OF BDLM RLY TGW ADJ BDLM RLY

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel No: Parcel 1: 360408-2-006-0006 (P49167)
Parcel 2: 360408-2-006-0105 (P49168)

THE GRANTOR, **PAUL L. HUGUENIN**, in his capacity as Trustee of the **G. R. HUGUENIN DECEDENT's TRUST** **utd April 21, 2011**, in distribution of said Trust, hereby grants, bargains, conveys, and confirms to the GRANTEE, **PAUL L. HUGUENIN**, a married man as his separate estate, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Special Warranty Deed

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for himself and for his successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: June 10, 2015.

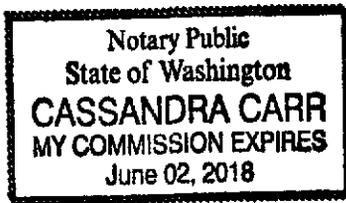
HUGUENIN-MOORE FAMILY TRUST
utd April 21, 2011

By 
PAUL L. HUGUENIN
Trustee

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **PAUL L. HUGUENIN** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Trustee of the **HUGUENIN-MOORE FAMILY TRUST utd April 21, 2011**, 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 10th day of June, 2015.





Printed Name **CASSANDRA CARR**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2018

EXHIBIT "A"

Legal Description:

Parcel 1: 360408-2-006-0006 (P49167)

The South 20 acres (as measured by a line drawn parallel with the South line thereof) of the following described tract:

The Southwest Quarter of the Northwest Quarter and that portion of the Southeast Quarter of the Northwest Quarter of Section 8, Township 36 North, Range 4 East of the Willamette Meridian, lying westerly of the Coal Bunker Road running across the Southwest corner thereof;

EXCEPT from said South 20 acres, that portion thereof lying within the Southeast Quarter of the Northwest Quarter of said Section 8;

ALSO EXCEPT from said South 20 acres, that portion thereof lying within the Alger Light and Water Company right-of-way, conveyed by Deed recorded under Auditor's File No. 180145, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

Parcel 2: 360408-2-006-0105 (P49168)

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 36 North, Range 4 East, W.M., lying Westerly of the Coal Bunker Road,

EXCEPT that portion thereof lying within a right-of-way 20 feet in width as conveyed to Alger Light and Water Company by deed recorded January 14, 1925, under Auditor's File No. 180145, and

ALSO EXCEPT that portion thereof included within the following described tract:

The South 20 acres (as measured by a line drawn parallel to the South line thereof) of the following described tract:

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 8, lying Westerly of the Coal Bunker Road running across the Southwest corner thereof.

TOGETHER WITH the following non-exclusive easement:

A non-exclusive easement for ingress, egress, and utilities over and across a 60 foot strip lying East of and adjacent to the 20 foot right-of-way conveyed to Alger Light and Water Company by deed recorded January 14, 1925, under Auditor's File No. 180145, over and across the following described tract:

The South 20 acres (as measured by a line drawn parallel to the South line thereof) of the following described tract:

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 8, lying Westerly of the Coal Bunker Road running across the Southwest corner thereof.

INCLUDING that certain 1993 Birchfield Mobile Home 66x14, Serial No. 49910491F.

Situated in the County of Skagit, State of Washington.