

After Recording Return To:

Mr. Ansel Hyland
7556 West Shore Drive
Anacortes, WA 98221



201508130049

Skagit County Auditor \$74.00
8/13/2015 Page 1 of 3 2:47PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE TAX
20153182
AUG 13 2015

Amount Paid \$
Skagit Co. Treasurer

QUIT CLAIM DEED

By *mom* Deputy

GRANTOR: Ansel Q. Hyland, Individually and as Personal Representative of the Estate of Rebecca K. Hyland, Deceased

GRANTEE: Ansel Q. Hyland, Trustee of the Hyland Credit Shelter Trust

Legal Description, Abbreviated Form: Portion of Government Lot 3, Sec. 11, Twn. 35 N., Range 1 E., W.M.

Assessor's Tax Parcel No's: Parcel 1: 31248; Parcel 2: 31245.

THE GRANTOR, Ansel Q. Hyland, individually and in his capacity as the duly appointed, qualified and acting Personal Representative for the Estate of Rebecca K. Hyland, Deceased (the "decedent"), under Skagit County Superior Court Cause No. 14-4-00241-6, in distribution of said estate, hereby conveys and quitclaims to Ansel Q. Hyland, Trustee of the Hyland Credit Shelter Trust, as GRANTEE, any and all interest in that certain real property, which was the community property of Ansel Q. Hyland and the decedent at the time of death of the decedent, situated in the County of Skagit, State of Washington, and legally described as follows:

Parcel 1 (P31248): That portion of the North 330.00 feet of Government Lot 3, Section 11, Township 35 North, Range 1 East, W.M., lying West of Tract A, SHORT PLAT NO. 18-78, approved March 2, 1978 and recorded in Volume 2 of Short Plats, page 196, under Auditor's File No. 874744, records of Skagit County, Washington, EXCEPT that portion thereof lying within 400 feet of the tidelands fronting on said Government Lot 3;

SUBJECT TO:

Utilities shall be placed entirely underground;

The property hereinabove described shall not be subdivided so that any portion thereof is less than two and one-half acres;

No trailers or mobile homes shall be utilized for residence purposes upon the premises; provided, that a trailer may be used as a temporary residence during the actual construction of a permanent residence for up to but not exceeding a two year period.

Parcel 2 (P31245): Tract "A", Short Plat #10-78, being portion of Government Lot 3, Section 11, Township 35 North, Range 1 East, W.M. approved March 2, 1978 and recorded in Volume 2 of Short Plats, page 196, Auditor's File No. 874744, records of Skagit County, Washington.

SUBJECT TO covenants, conditions and restrictions, contained in Deed recorded May 18, 1978 under Auditor's File No. 879775 providing as follows: Utilities shall be placed entirely underground; a transformer for electrical utility purposes shall be located on the south line of the above described property; the property hereinabove described shall not be subdivided so that any portion thereof is less than two and one-half acres; no trailers or mobile homes shall be utilized for residence purposes upon the premises; provided that a trailer may be used as a temporary residence during the actual construction of a permanent residence for up to but not exceeding a two year period.

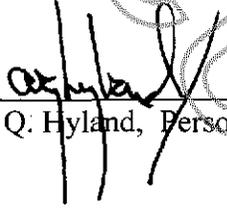
Records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

On recording this deed all right, title and interest in the above described property shall vest in the Hyland Credit Shelter Trust.

DATED: August 3, 2015.

Estate of Rebecca K. Hyland, Deceased

By: 
Ansel Q. Hyland, Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Ansel Q. Hyland is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Rebecca K. Hyland, Deceased, 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 3RD day of August, 2015.



Becki R Bell
Printed Name Becki R Bell
NOTARY PUBLIC in and for the State of La Crosse
My Commission Expires 04/18/2019

UNOFFICIAL DOCUMENT