



201703090005

Skagit County Auditor

\$75.00

3/9/2017 Page

1 of

3 9:11AM

After Recording Return To:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017845
MAR 09 2017

Amount Paid \$
Skagit Co. Treasurer

By *VR* Deputy

QUIT CLAIM DEED

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

GRANTEE: Ansel Q. Hyland, an unmarried man.

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: P31248; Parcel 2: P31245.

THE GRANTOR, Ansel Q. Hyland, Trustee of the Hyland Credit Shelter Trust, with an address of 7556 West Shore Drive, Anacortes, WA 98221, hereby conveys and quitclaims to Ansel Q. Hyland, an unmarried man, with an address of 7556 West Shore Drive, Anacortes, WA 98221, as GRANTEE, any and all interest in that certain real property 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. 10-78, 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.

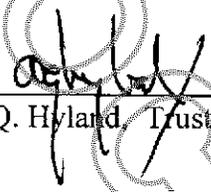
Records of Skagit County, Washington.

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 Ansel Q. Hyland, an unmarried man, individually.

DATED: February 21, 2017.

The Hyland Credit Shelter Trust

By: 
Ansel Q. Hyland, Trustee

UNRECORDED DOCUMENT

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 Trustee of the Hyland Credit Shelter 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 21 day of February, 2017.



Gem Jake Tartaglia
Printed Name Gem Jake Tartaglia
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5/10/2020

UNRECORDED ORIGINAL DOCUMENT