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Skagit County Auditor

\$74.00

4/27/2017 Page

1 of

2 10:22AM

**RETURN TO:**

Patrick Hayden  
PO Box 454  
Sedro-Woolley, WA 98284

**DOCUMENT TITLE(S) (or transactions contained herein):**

**QUIT CLAIM DEED**

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR(S) (Last name, first name and initials):**

1. **The Coggins Family Trust, dated January 27, 2007, Donald R. Coggins and A. Rene Coggins, Trustees**

**GRANTEE(S) (Last name, first name and initials):**

1. **Coggins, Donald R.**
2. **Coggins, A. Rene**

**LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).**

**Lot 8, Plat of Birdsvew Meadows**

**Situated in the County of Skagit, State of Washington.**

**ASSESSOR'S PARCEL/TAX I.D. NUMBER:**

**4730-000-008-0000 / P114354**

## QUIT CLAIM DEED

The Grantors, **DONALD R. COGGINS and A. RENE COGGINS**, as Trustees of **THE COGGINS FAMILY TRUST** dated January 27, 2007, convey and quit claim to **DONALD R. COGGINS and A. RENE COGGINS, husband and wife**, the following described real property, together with any after-acquired interest of Grantors:

Lot 8, "PLAT OF BIRDSVIEW MEADOWS", as per plat recorded in Volume 17 of Plats, pages 56 through 58, inclusive, records of Skagit County, Washington.

SUBJECT TO terms and conditions of Variance Permit recorded September 15, 1997, under Auditor's File No. 9709150096; Terms and conditions of Preliminary Plat recorded under Auditor's File No. 9805270108; Agreement recorded under Auditor's File No. 9805270109; Notes shown on Plat; Dedication shown on face of plat; Declaration recorded under Auditor's File No. 9903240125.

Situate in the County of Skagit, State of Washington.

Tax ID Nos.: 4730-000-008-0000 / P114354

The Grantors certify that they are transferring 100% of the ownership of real property from a revocable grantor trust to the creators of said Trust, and that they have full power and authority to do so as Trustees of said Trust.

DATED this 25 day of April, 2017.

**THE COGGINS FAMILY TRUST,**  
**Dated January 27, 2007:**

Donald R. Coggins  
Donald R. Coggins, Trustee

Amount Paid \$0  
Skagit Co. Treasurer  
By A. Rene Coggins Deputy  
A. Rene Coggins, Trustee

STATE OF WASHINGTON )  
: SS.  
COUNTY OF SKAGIT )

On this day personally appeared before me **Donald R. Coggins and A. Rene Coggins**, to me known to be the Trustees of The Coggins Family Trust, dated January 27, 2007, described in and who executed the within and foregoing instrument on behalf of said Trust, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25 day of April, 2017.

Patrick M. Hayden  
Notary Public in and for the State of  
Washington, residing at Sedro Woolley.  
My Commission Expires: 4.27.17  
Print Name: Patrick M. Hayden