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03/06/2019 01:13 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Return Address:

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 06 2019

Amount Paid \$
Skagit Co. Treasurer
By *MA* Deputy

QUIT CLAIM DEED

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

Grantor:	1. E. Cary Halpin 2. Michael C. Halpin and Craig M. Halpin, co-Personal Representatives of the Estate of Maureen D. Halpin
Grantee:	Cary and Mo Halpin Revocable Living Trust, E. Cary Halpin, Michael C. Halpin and Craig M. Halpin, co-Trustees
Legal Description:	PTN LOT 1 and 2, O. LERVICK'S PLAT OF AGATE COVE, SE 1/4 SEC 35 T 36 N R 1 E
Assessor's Tax Parcel #:	P61676; P61677; and P61679

1. **Grantors.** The undersigned Grantors are E. Cary Halpin, and Michael C. Halpin and Craig M. Halpin as the duly appointed, qualified and acting co-Personal Representatives of the Estate of Maureen D. Halpin (the "Estate"). Maureen D. Halpin (the "Decedent") died on November 11, 2017. Michael C. Halpin and Craig M. Halpin were appointed co-Personal Representatives of the Estate on December 6, 2017 in the Superior Court of the State of Washington for King County Case No. 17-4-07246-7 SEA (the "Probate Proceedings"). By Order of Solvency entered on December 6, 2017, in the Probate Proceedings, Michael C. Halpin and Craig M. Halpin were authorized to settle the Estate without further court intervention or supervision.

2. **Described Property.** The real property described as follows, situated in Skagit County, State of Washington (the "Described Property"), is the community property of Maureen D. Halpin and E. Cary Halpin:

That portion of Lot 1 and Lot 2 of O. Lervick's Plat of Agate Cove, West Beach of Guemes Island, lying in the S.E. 1/4, Sec. 35, T 36 N., R 1 E W.M., described as follows:

Beginning at the Meander Corner on the South line of said Section 35; thence West 17.26 ft. to the line of ordinary high water; thence Northeasterly along the line of ordinary high water; 130.42 ft to the true point of beginning; thence S. 59°43' E., 122.66 ft. more or less to the Westerly right-of-way line of county road known as West Shore Road; thence Northeasterly along the Westerly right-of-way line of said county road 84.09 ft; thence N. 67°24' W. 113.53 ft more or less to the line of ordinary high water, West Beach of Guemes Island; thence Southwesterly along the line of ordinary high water 75.72 ft to the true point of beginning, together with all tide lands lying in front of said tract.

Said tract containing 0.22 acres more or less. Free of encumbrances; except: Encumbrances of record.

(More commonly known as 5976 West Shore Road, Guemes Island, WA)

3. **Conveyance of Described Property.** Grantors hereby convey and quit claim to the **Cary and Mo Halpin Revocable Living Trust**, dated September 26, 2013, E. Cary Halpin, Michael C. Halpin and Craig M. Halpin, as the Trustees, all right, title and interest in the Described Property (together with all after acquired title of the Grantors therein).

4. **Limitation of Covenants.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implications.

Dated: February 28, 2019.

E. Cary Halpin

E. Cary Halpin

Michael C. Halpin

Michael C. Halpin, as Co-Personal
Representative, Estate of Maureen D. Halpin

Craig M. Halpin

Craig M. Halpin, as Co-Personal
Representative, Estate of Maureen D. Halpin

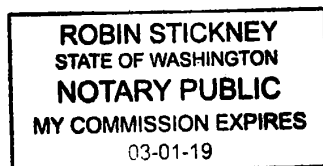
STATE OF WASHINGTON)

) ss:

COUNTY OF KING)

I certify that I know or have satisfactory evidence that **E. Cary Halpin** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: February 28, 2019.



Robin Stickney

Robin Stickney
Notary Public in and for the State of Washington,
residing at Woodinville
Commission expires 3/1/2019


{additional notary page follows}

STATE OF WASHINGTON)
) ss:
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Michael C. Halpin** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Co-Personal Representative of the Estate of Maureen D. Halpin, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

Dated: February 28, 2019.

ROBIN STICKNEY
 STATE OF WASHINGTON
NOTARY PUBLIC
 MY COMMISSION EXPIRES
 03-01-19



 Robin Stickney
 Notary Public in and for the State of Washington,
 residing at Woodinville
 Commission expires 3/1/2019

STATE OF WASHINGTON)
) ss:
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Craig M. Halpin** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Co-Personal Representative of the Estate of Maureen D. Halpin, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

Dated: February 28, 2019.

ROBIN STICKNEY
 STATE OF WASHINGTON
NOTARY PUBLIC
 MY COMMISSION EXPIRES
 03-01-19


 Robin Stickney
 Notary Public in and for the State of Washington,
 residing at Woodinville
 Commission expires 3/1/2019

(Keep Notary seal and all signatures within border.)

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and/or information available to the general public from county records. No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property