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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20190316
MAR 06 2019

Amount Paid \$
By Skagit Co. Treasurer Deputy
Mg

Return Address:

Eric J. Fahman
Fahman Olson & Little, PLLC
3023 80th Ave SE, Suite 300
Mercer Island, WA 98040

QUIT CLAIM DEED GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

Grantor:	Cary and Mo Halpin Revocable Living Trust, E. Cary Halpin, Michael C. Halpin and Craig M. Halpin, co-Trustees
Grantee:	E. Cary Halpin Survivor's 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, E. Cary Halpin, Michael C. Halpin and Craig M. Halpin, are co-Trustees of the Cary and Mo Halpin Revocable Living Trust (the "Trust"), dated September 26, 2013.

2. **Described Property.** Included among the property of the Trust is the real property, situated in Skagit County, State of Washington, described as follows (the "Described Property"):

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. **Trust Provision; Consideration.** Maureen D. Halpin, one of the two original grantors of the Trust, died on November 11, 2017. Upon the death of the first grantor die, Article 5.2 of the Trust bequeaths a portion of the Trust to the E. Cary Halpin Survivor's Trust. This conveyance is made in consideration of this direction in the Trust.

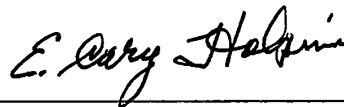
4. **Conveyance of Described Property.** Grantors hereby convey and quitclaim to the **E. Cary Halpin Survivor's Trust**, E. Cary Halpin, Michael C. Halpin and Craig M. Halpin, Trustees, created pursuant to Article 6.2 of the Cary and Mo Halpin Revocable Living Trust, u/a dated September 26, 2013, all of the Trust's right, title and interest in the Described Property (together with all after acquired title of the Grantor therein).


5. **Limitation of Covenants.** Grantors expressly limit 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.

CARY AND MO HALPIN REVOCABLE LIVING TRUST


Michael C. Halpin, co-Trustee

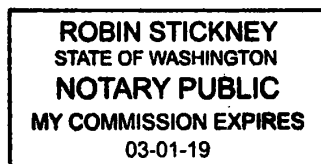

E. Cary Halpin, co-Trustee

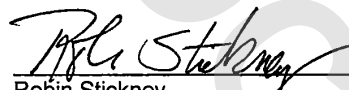

Craig M. Halpin, co-Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Michael C. Halpin, to me known or proven on the basis of satisfactory evidence to be the person who signed in his individual capacity and as Co-Trustee of the Cary and Mo Halpin Revocable Living Trust, u/a dated September 26, 2013, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as co-Trustee of said Trust.

Dated: February 28, 2019.



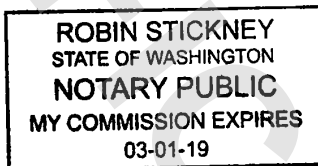

Robin Stickney
Notary Public in and for the State of Washington,
residing at Woodinville
Commission expires 3/1/2019

{additional notary page follows}

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this day personally appeared before me Craig M. Halpin, to me known or proven on the basis of satisfactory evidence to be the person who signed in his individual capacity and as Co-Trustee of the Cary and Mo Halpin Revocable Living Trust, u/a dated September 26, 2013, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as co-Trustee of said Trust.

Dated: February 28, 2019.

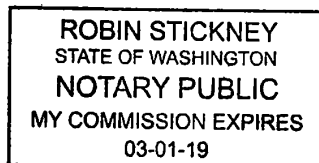


Robin Stickney
 Robin Stickney
 Notary Public in and for the State of Washington,
 residing at Woodinville
 Commission expires 3/1/2019

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this day personally appeared before me E. Cary Halpin, to me known or proven on the basis of satisfactory evidence to be the person who signed in his individual capacity and as Co-Trustee of the Cary and Mo Halpin Revocable Living Trust, u/a dated September 26, 2013, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as co-Trustee of said Trust.

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

(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