



201903060044

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

Return Address:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 06 2019

Amount Paid \$
By Skagit Co. Treasurer 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 NW 1/4 OF S 200 FT GOV LOT 5
Assessor's Tax Parcel #:	P118563

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 (the "Described Property"), is the community property of Maureen D. Halpin and E. Cary Halpin:

That portion of the South 200 feet of Government Lot 5 lying Easterly of West Shore Road as per Survey recorded under Auditor's File No. 200401200143 described as follows:

Beginning at the NW 1/4 of the South 200 feet of Government Lot 5 lying East of West Shore Road; thence North 89-46-06 East, 170 feet to the point of beginning; thence continue North 89-46-06 East, 290.4 feet; thence South 150 feet; thence West, 290.4 feet; thence North, 150 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

(More commonly known as 6003 West Shore Road, Guemes Island, WA 98221)

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

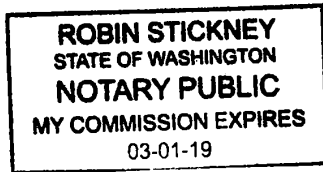
Michael C. Halpin
Michael C. Halpin, as Co-Personal
Representative, Estate of Maureen D. Halpin

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.

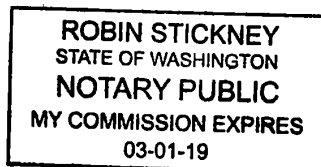


Robin Stickney
Robin Stickney
Notary Public in and for the State of Washington,
residing at Woodinville
Commission expires 3/1/2019

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

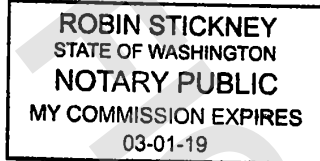
STATE OF WASHINGTON)

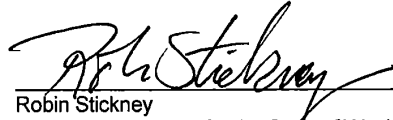
) ss:

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
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