

Return Address:

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

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 GOV LOT 2, SEC 2, TWN 35 N, R 1 E, W.M.
Assessor's Tax Parcel #:	P31161

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 on the attached Exhibit A (the "Described Property"), is the community property of Maureen D. Halpin and E. Cary Halpin.

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

{signature page follows}

MAR 06 2019

Amount Paid \$
By Skagit Co. Treasurer
Deputy

9903 107.001 wb111204

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

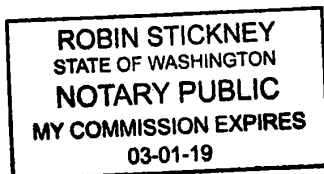
Craig M. Halpin

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.



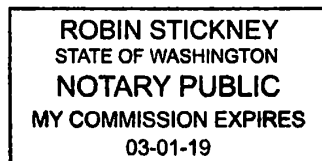
Robin Stickney

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

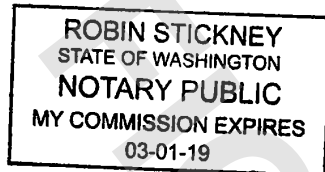
STATE OF WASHINGTON)


) 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

Exhibit A

That portion of Government Lot 2, Section 2, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of said Government Lot 2;
Thence South 01°03' East 1137.25 feet;
Thence South 89°53' West 626.00 feet;
Thence North 59°58' West 651.50 feet;
Thence North 43°11' East to the North line of said Government Lot 2;
Thence East along the North line of said Government Lot 2 to the point of beginning;
Except any portion thereof lying within the boundaries of existing road rights of way;
Also except all that portion thereof conveyed to the County of Skagit by deed recorded under Auditor's File No. 287557; Records of Skagit County, Washington.

Also together with all that portion of the unopened County right-of-way East of West Shore Road, North of Lot 1, plat of Fred Strell's West Beach Tracts, as per plat recorded in Volume 5 of Plats, Page 22, Records of Skagit County, Washington, and a portion of Government Lot 2, in Section 2, Township 35 North, Range 1 East, being a strip of land approximately 1000 feet in length and 40 feet in width, all as vacated by that certain Final Order of Vacation recorded April 20, 2003, under Auditor's File No. 200304290198.

Except that portion of the South 1/2 thereof which lies Westerly of a line drawn due North from the Northeast corner of said Lot 1, Fred Strell's West Beach Tracts. Survey Recorded under Auditor's File No. 200401200143.

Situate in the County of Skagit, State of Washington.