

201903060048

03/06/2019 01:13 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Return Address:

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

GUARDIAN NORTHWEST TITLE CO.
QUIT CLAIM DEED 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 GOV LOT 2, SEC 2, TWN 35 N, R 1 E, W.M.
Assessor's Tax Parcel #: P31161

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 described on the attached Exhibit A (the "Described Property").

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 to 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

{signature page follows}

MAR 06 2019

Amount Paid \$
Skagit Co Treasurer
By Deputy

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

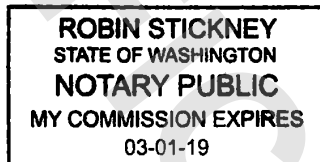

Robin Stickney
Notary Public in and for the State of Washington,
residing at Woodinville
Commission expires 3/1/2019

{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.



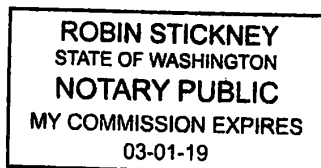
Robin Stickney

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

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.