



202502030064

02/03/2025 03:28 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 02 88
FEB 03 2025

Amount Paid \$ *0*
Skagit Co. Treasurer
By *GT* Deputy

QUITCLAIM DEED

GRANTORS: **DAVID L. HUGHES and THOMAS C. HUGHES, Co-Trustees of the JAMES L. HUGHES TESTAMENTARY FAMILY TRUST uwd December 11, 1987**

GRANTEES: **DAVID L. HUGHES, a married man as his separate estate, JEFFREY J. HUGHES, a married man as his separate estate, THOMAS C. HUGHES, a married man as his separate estate, and ROBERT A. HUGHES, a single man, each as to an undivided one-quarter fractional interest, as tenants in common**

Legal Description;
Abbreviated Form: **Ptn NE ¼, S15 T33N R3E WM**
Ptn described tract westerly of westerly line of State Hwy No. 1 S19 T33 N R4E WM
Ptn W ½ SE ¼ S16 T33N R3E WM

Additional on Page: **Exhibit "A"**

Assessor's Tax Parcel Nos: 330315-1-001-0107; P15882
330315-1-002-0007; P15883
330315-1-003-0204; P15885
330315-1-004-0005; P15886
330315-1-007-0002; P15889
330419-0-016-0008; P16850
330419-0-054-0001; P16896
330419-0-054-0100; P16897
330316-4-007-0005; P15945
330316-4-009-0003; P15946

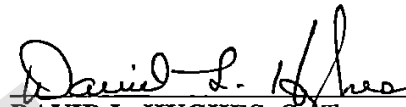
THE GRANTORS, **DAVID L. HUGHES** and **THOMAS C. HUGHES**, as Co-Trustees of the **JAMES L. HUGHES TESTAMENTARY FAMILY TRUST uwd December 11, 1987**, in distribution to the Trust beneficiaries upon termination of said Trust in accordance with the terms of said Trust, and for no monetary consideration, hereby convey and quitclaim to the GRANTEE, **DAVID L. HUGHES**, a married man as his separate estate, **JEFFREY J. HUGHES**, a married man as his separate estate, **THOMAS C. HUGHES**, a married man as his separate estate, and **ROBERT A. HUGHES**, a single man, each as to an undivided one-quarter fractional interest, as tenants in common, all of Grantors' right, title, and interest, together with all after-acquired title, in and to that certain real property situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions, and reservations of record.

= DATED: 1/24, 2025.

**JAMES L. HUGHES TESTAMENTARY
FAMILY TRUST uwd December 11, 1987**



DAVID L. HUGHES, Co-Trustee

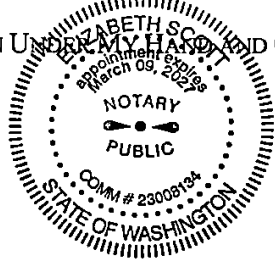


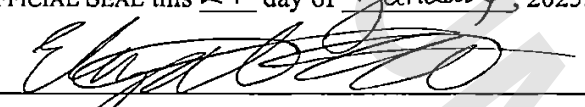
THOMAS C. HUGHES, Co-Trustee

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DAVID L. HUGHES** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Co-Trustee of the **JAMES L. HUGHES TESTAMENTARY FAMILY TRUST uwd December 11, 1987**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24th day of January, 2025.





Printed Name **ELIZABETH SCOTT**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3/9/27

Quit Claim Deed - 2

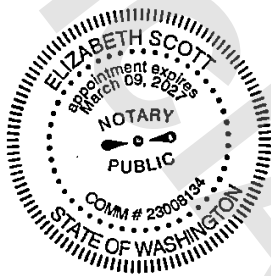
STATE OF WASHINGTON

} ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **THOMAS C. HUGHES** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Co-Trustee of the **JAMES L. HUGHES TESTAMENTARY FAMILY TRUST** **uwd December 11, 1987**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24th day of January, 2025.



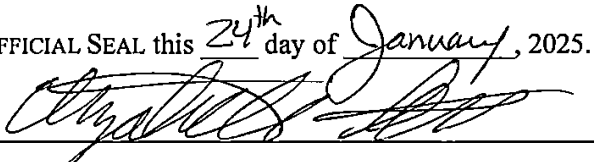

Printed Name ELIZABETH SCOTT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3/9/27

EXHIBIT "A"Legal Descriptions:330315-1-003-0204; P15885

That portion of the Northeast Quarter of Section 15, Township 33 North, Range 3 East, W.M. described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence Southerly along the East line of said Northeast Quarter, 160 rods, more or less, to the East Quarter corner of said Section 15; thence Westerly along the South line of said Northeast Quarter, 1170 feet to the true point of beginning; thence Northerly 1765.7 feet to a point on the South line of the Nora Hastie 20-acre Tract at a point which is 1165.3 feet West of said East line of said Northeast Quarter of Section 15; thence Westerly along said South line, 59 feet; thence Southerly 1765.7 feet, more or less, to a point in said South line of the Northeast Quarter which is 59 feet Westerly of the true point of beginning, thence Easterly along said South line 59 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

330315-1-001-0107; P15882

That portion of the Northeast Quarter of Section 15, Township 33 North, Range 3 East, W.M., described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence Southerly along the East line of said Northeast Quarter, 160 rods, more or less, to the East Quarter corner of said Section 15; thence Westerly along the South line of said Northeast Quarter 1170 feet; thence Northerly 1765.7 feet to a point on the South line of that Nora Hastie Tract at a point which is 1165.3 feet West of said East line on said Northeast Quarter of Section 15; thence Westerly along said South line, 59 feet to the true point of beginning; thence Easterly along said South line, 558.4 feet, more or less, to the Southeast corner of said Nora Hastie Tract; thence Northerly along the East line of said Nora Hastie Tract, 882.8 feet, more or less, to the North line of said Section 15; thence Westerly along said North line 557.5 feet; thence Southerly 882.8 feet to the true point of beginning; EXCEPT the North 220 feet of the West 282 feet thereof measured along the Northerly and Westerly lines thereof; ALSO EXCEPT the North 20 feet thereof.

Situate in the County of Skagit, State of Washington.

Exhibit "A"
Quit Claim Deed

330315-1-002-0007; P15883 & 330315-1-004-0005; P15886 & 330315-1-007-0002; P15889

Beginning at the Northeast corner of the Northeast Quarter of Section 15, Township 33 North, Range 3 East, W.M.; thence South along the East line of said section 160 rods, more or less, to the Quarter post; thence West along the South line of said Northeast Quarter 1170 feet to a surveyor's hub; thence Northerly 1765.7 feet to a point on the South line of the Nora Hastie 20-acre Tract which is 1165.3 feet West of the East line of said Quarter section, thence East along the South line of said Nora Hastie 20-acre Tract 499.4 feet to the Southeast corner of said Nora Hastie Tract; thence North along the East line of said Nora Hastie 20-acre Tract 882.8 feet to the North line of said Northeast Quarter; thence East along the North line of said Northeast Quarter 664.5 feet to the place of beginning, less roads. All of said described premises being in the Northeast Quarter of Section 15, Township 33 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

330419-0-016-0008; P16850

That portion of the following described tract of land lying westerly of the Westerly line of State Highway No. 1:

Beginning 1995 feet north of the southeast corner of section nineteen (19), township thirty-three (33) north, range four (4) east, W.M.; thence west parallel with the south line of said section nineteen (19) to the east bank of the Skagit River; thence northerly along said river to a point 3006 feet north of the south line of said section nineteen (19); thence east parallel with the south lines of sections nineteen (19) and twenty (20) to the north and south center line of the west half of section twenty (20), township thirty-three (33) north, range four (4) east, W.M.; thence south along said center line to a point 1995 feet north of the south line of said section twenty (20); thence west to the point of beginning; EXCEPT State Highway right of way, railroad, county road and dike and ditch rights of way, EXCEPT the north 38 acres thereof.

Situate in the County of Skagit, State of Washington.

330419-0-054-0001; P16896 & 330419-0-054-0100; P16897

That portion of the following described tract of land lying westerly of the Westerly line of State Highway 1:

Beginning 1995 feet north of the southeast corner of section nineteen (19), township thirty-three (33) north, range four (4) east, W.M.; thence west to the dike; thence south along said dike 482.0 feet to a point that is 1511.5 feet north of the south line of section nineteen (19), township thirty-three (33) north, range four (4) east, W.M.; thence east through said sections

Exhibit "A"
Quit Claim Deed

nineteen (19) and twenty (20) to the north and south center line of the west half of said section twenty (20); thence north 482.0 feet; thence west to the point of beginning; EXCEPT State Highway right of way, railroad, county road and dike and ditch rights of way; EXCEPT the north 250 feet of the west 145 feet thereof lying easterly of the Easterly line of State Highway No. 1.

Situate in the County of Skagit, State of Washington.

330316-4-007-0005; P15945 & 330316-4-009-0003; P15946

That portion of the West one-half of the Southeast one-fourth of Section 16, Township 33 North, Range 3 East W.M., which lies Southerly of the slough commonly known a Hall's Slough; EXCEPT ditch and dike rights of ways, and EXCEPT the South 16.5 feet thereof conveyed to Skagit County for road purposes by Deed recorded November 7, 1924, under Auditor's File No. 178525, in Volume 124 of Deeds, page 120, records of Skagit County, and also EXCEPT that portion of the south 285 feet of the East 339 feet that lies North of the Maupin County Road running along the South line of said Section, and also EXCEPT mineral rights as reserved in deed dated January 14, 1944, and recorded April 25, 1944, under Auditor's File No. 370945, and also EXCEPT easements and restrictions of record.

Situate in the County of Skagit, State of Washington.

Exhibit "A"
Quit Claim Deed