

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Hector R. Trujillo
Aide Yun Yzaguirre
5246 Chuckanut Drive
Bow, WA 98232

THIS SPACE RESERVED FOR RECORDER'S USE

#2023 6632
EXCISE P-1-0 5.75 73
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Fulfillment
JUN 05 2025

Amount Paid \$
Skagit Co. Treasurer
By Deputy

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: QUIT CLAIM DEED (FULFILLMENT DEED)
Grantors: THOMAS J. SHEAHAN and JUDITH E. SHEAHAN, a married couple
Grantees: HECTOR R. TRUJILLO, a single person, as to an undivided one-half interest, and AIDE YUN YZAGUIRRE, a single person, as to an undivided one-half interest, as tenants in common
Abbreviated Legal: Ptn SW NE, 1034-3
Parcel and Tax Numbers: P107929; 340310-1-006-0100
Reference Number(s) of Documents Affected: 202003160177 (Real Estate Contract, as amended) and 202305260001 (Modification of Real Estate Contract)
Full Legal Description set forth in Exhibit A of Document.

**QUIT CLAIM DEED
(FULFILLMENT DEED)**

THE GRANTORS, THOMAS J. SHEAHAN and JUDITH E. SHEAHAN, a married couple, for and in consideration of Ten Dollars (\$10.00), and other valuable consideration, convey and quit claim to **HECTOR R. TRUJILLO**, a single person, as to an undivided one-half interest, and **AIDE YUN YZAGUIRRE**, a single person, as to an undivided one-half interest, as tenants in common, all interest in the following described real estate:

See legal description attached as **Exhibit A** and incorporated herein by this reference.

This Deed is given in fulfillment of the Real Estate Contract between the parties hereto, dated and recorded March 16, 2020 under Skagit County Auditor's File No. 202003160177, as amended by the Modification of Real Estate Contract dated and recorded May 26, 2023 under Skagit County Auditor's File No. 202305260001.

Real Estate Excise Sales Tax was paid on this sale on March 16, 2020, Real Estate Excise Affidavit No. 2020-957.

(Signatures on following page.)

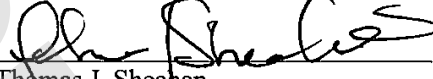


202506050006

06/05/2025 09:39 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

DATED: June 5, 2025.

THOMAS J. SHEAHAN and JUDITH E. SHEAHAN, a married couple

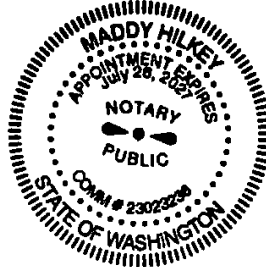
By: 
Thomas J. Sheahan

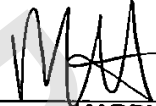
By: 
Judith E. Sheahan

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

On this 5th day of June, 2025, I certify that I know or have satisfactory evidence that **THOMAS J. SHEAHAN**, a married man, is the person who appeared before me, and said person acknowledged that he signed the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Printed Name: MADDY HILKEY
Notary Public in and for the State of Washington
residing at MOUNT VERNON
My commission expires: 7/26/2027

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

On this 5th day of June, 2025, I certify that I know or have satisfactory evidence that **JUDITH E. SHEAHAN**, a married woman, is the person who appeared before me, and said person acknowledged that she signed the instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Printed Name: MADDY HILKEY
Notary Public in and for the State of Washington
residing at MOUNT VERNON
My commission expires: 7/26/2027

EXHIBIT A
Legal Description

That part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 34 North, Range 3 East, W.M., lying South of County Road right-of-way adjoining the Great Northern Railway, and more particularly described as follows:

Beginning at a 2-inch iron pipe marking the center of Section 10;
Thence North $89^{\circ}47'30''$ East 1304.7 feet along the line through the center of Section 10, to the East one-sixteenth corner on the line through the center of Section 10;
thence North $00^{\circ}32'00''$ East for a distance of 576.82 feet to a point on the Southerly right-of-way line of a County Road;
thence South $73^{\circ}29'30''$ West for a distance of 13.65.4 feet along said Southerly right-of-way line to a point on the line through the center of Section 10;
thence South $00^{\circ}21'30''$ West for a distance of 193.68 feet along the line through the center of said Section 10 to the point of beginning.

EXCEPT from the above-described lands, those portions taken by Drainage District No. 19 under decree entered December 5, 1922 in Cause No. 8889, records in the Clerk's office for Skagit County, Washington, described as follows:

A tract of land 70 feet wide, the center line of said tract beginning at the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 34 North, Range 3 East, W.M.;
thence following Higgins Slough in a general direction North $48^{\circ}45'$ West 440 feet;
thence North $56^{\circ}15'$ West 365 feet;
thence North $44^{\circ}15'$ West 410 feet;
thence North $60^{\circ}30'$ West 315 feet;
thence South $88^{\circ}25'$ West 485 feet;
thence South $64^{\circ}45'$ West 280 feet, more or less, to a point in said slough 687.8 feet East of the West line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 10.

ALSO, EXCEPT that portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision, 12 feet West of the Southeast corner thereof, said point being in the center of a drainage ditch;
Thence North $89^{\circ}49'$ East 12 feet to the Southeast corner of said subdivision;
Thence North $0^{\circ}35'$ East along the East line of said subdivision, 566.44 feet to the Southerly right-of-way line of the State Highway through said subdivision;
Thence South $73^{\circ}30'$ West along said State Highway right-of-way line, 547.7 feet to the center of aforesaid drainage ditch;
Thence following the center of said drainage ditch South $55^{\circ}50'$ East 300 feet, South $44^{\circ}58'$ East 282.7 feet, South $51^{\circ}43'$ East 75.7 feet to the point of beginning;

ALSO, EXCEPT that portion conveyed to the State of Washington for highway purposes as described in Warranty Deed recorded under Auditor's File No. 200605260207, records of Skagit County, Washington.

Situate in Skagit County, Washington.