

Filed for record at the request of
And return to:

Kathryn L. Ludwick
11005 Main Street
Bellevue, WA 98004

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20253513
Date 10/27/2025

LIMITED WARRANTY DEED	
GRANTOR(S):	KELLY HYLTON, married as her sole and separate estate.
GRANTEE(S):	LAST OF US LIVING TRUST dated October 21, 2025, JONAS C. HYLTON and KELLY A. HYLTON as Trustees;
LEGAL DESCRIPTION: (Abbreviated)	SEC 32, TWP 33N, RGE 4 E – NE SE [full legal on page 1]
Tax Parcel #:	P17664

The Grantor KELLY HYLTON, married as her sole and separate estate, for and in consideration of establishing a living trust, does hereby *convey and warrant* to the LAST OF US LIVING TRUST dated October 21, 2025, JONAS C. HYLTON and KELLY A. HYLTON as Trustees, Grantor's entire interest and any interest Grantor may hereafter acquire in the following described real property in the COUNTY OF SKAGIT, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as: 19790 Bruun Rd., Mount Vernon, WA 98273.

The liability and obligations of Grantor to Grantees and Trustees and their successors under the warranties contained herein shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy.

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL A:

That portion of the North Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of

Section 32, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said subdivision;

Thence North 88°50'13" West, along the North line of said subdivision, 407.27 feet;

Thence South 3°09'49" West, parallel with the West line of said subdivision, 332.44 feet to the South line of said subdivision;

Thence South 88°52'13" East, along said South line 405.58 feet to the Southeast corner of said subdivision;

Thence North 3°27'18" East, along the East line of said subdivision, 332.36 feet to the point of beginning;

(Also known as Tract IV of Skagit County Short Plat No. 82-72, approved February 21, 1973).

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for access, egress and utilities, over and across the Northeast Quarter of the Southeast Quarter of Section 32, Township 33 North, Range 4 East of the Willamette Meridian, described

as follows:

Beginning at the East Quarter corner of said Section 32;

Thence South 3°44'47" West along the East line of said Section 32, a distance of 363.80 feet;

Thence North 88°50'13" West, a distance of 60.06 feet;

Thence North 3°44'47" East, a distance of 363.84 feet to the North line of said subdivision;

Thence South 88°46'12" East, a distance of 60.06 feet to the point of beginning;

ALSO, TOGETHER WITH a non-exclusive easement for access, egress and utilities over and across the aforementioned subdivision being 60 feet wide and lying 30 feet on each side of the following described line;

Beginning at the East Quarter corner of said Section 32;

Thence South 3°44'47" West along the East line of said Section 32, a distance of 393.83 feet to the point of

beginning of said centerline;

Thence North 88°50'13" West, a distance of 343.18 feet;

Thence South 9°26'38" West, a distance of 272.60 feet;

Thence North 88°50'13" West, a distance of 300 feet to the Southwest corner of the Northeast Quarter of the

Northeast Quarter of the Southeast Quarter of said Section 32;

Thence South 3°27'18" West along the West line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 32, a distance of 528.41 feet;

Thence North 3°27'18" East, along the West line of the East Quarter (East Half by subdivision) of the Northeast Quarter of the Southeast Quarter of said Section 32, a distance of 890.69 feet to the terminal

point of said

easement.

Situated in Skagit County, Washington

PARCEL C:

A non-exclusive easement for access, egress and utilities, over and across the South 30 feet of the South Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 32, Township 33 North, Range 4 East of the Willamette Meridian, the North 30 feet of the North Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 32, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL D:

A non-exclusive easement for access, egress and utilities, over and across the West 30.00 feet of that portion of the North 330.00 feet at the Northwest Quarter of the Southwest Quarter of Section 33, Township 33 North, Range 4 East of the Willamette Meridian, lying Southerly and Westerly of State Highway.

Situated in Skagit County, Washington

PARCEL E:

A non-exclusive easement for access, egress and utilities, over and across that portion of the Northwest Quarter of the Southwest Quarter of Section 33, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the West Quarter corner of said Section 33;

Thence South along the West line of said Section 33, a distance of 330.00 feet to the Northwest corner of the

Ralph W. Cooper et ux property as per deed recorded June 24, 1971, under Auditor's File No. 754568, records of

Skagit County, Washington, being the true point of beginning for this easement;

Thence continue South, a distance of 93.86 feet;

Thence East, a distance of 30.00 feet;

Thence North parallel to the West line of said Section 33, a distance of 93.86 feet, to the North line of said Cooper

Tract;

Thence West 30.00 feet to the true point of beginning.

Situated in Skagit County, Washington