



202602180076

02/18/2026 03:14 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

After recording, please return to:  
The Law Office of Justin Rothboeck  
1008 5<sup>th</sup> Street  
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2026-0418  
FEB 18 2026

Amount Paid \$-0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**QUIT CLAIM DEED**

GRANTOR:	Eileen R. Hebert, as personal representative of the Estate of Bonnie L. McCrary.
GRANTEES:	Eileen R. Hebert and Michael L. Hebert, a married couple who are each receiving an equal interest as a separate property inheritance and as tenants in common.
Abbreviated Legals:	THE SOUTH 1/2 OF LOT 27, ALL OF LOT 28 AND THE NORTH 1/2 OF LOT 29, ANACO BEACH, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.
Parcel number#:	P61840
XRefID:	3858-000-027-0105

**I. NARRATIVE**

1. This instrument is intended to both transfer the property herein described and to clarify in the chain of title the prior history of ownership to eliminate any confusion. Skagit County parcel P61840, which is described fully in "Article II Quit Claim Deed", is referred to in this Narrative as "the Home and Property".
2. This Narrative describes how the interest in the Home and Property is vested both in the Estate of Bonnie McCrary and a testamentary trust called the

McCrary Trust A. This instrument transfers the interest of the estate. A sequentially recorded instrument transfers the interest of Trust A. Together, these instruments transfer and vest complete and total ownership in the Home and Property to the grantees named herein.

3. On July 3, 1989, Alfred R. McCrary and Bonnie McCrary, husband and wife, took title to the Home and Property by Statutory Deed recorded July 7, 1989, under Skagit County Auditor's file number 8907070085.
4. Alfred R. McCrary passed away testate on August 7, 2012. Mr. McCrary's Last Will and Testament was probated under Skagit County Superior Court cause number 12-4-00304-1. Bonnie McCrary was appointed as personal representative of Mr. McCrary's estate.
5. Mr. McCrary's Will left "all [his] interest" in the Home and Property to "Trust A" which was a testamentary trust, contained in his Will.
6. Revised code of Washington (RCW) 26.16.030(1) prohibits a married person from giving away more than one-half of his or her community property by Will.
7. On December 20, 2012, Bonnie McCrary, acting as personal representative for her husband's estate, executed a Quit Claim Deed transferring "all [the estate's] interest" in the Home and Property to "The McCrary Trust A." This deed was recorded December 28, 2012, under Skagit County Auditor's file number 201212280282. The trustee named in this deed was Bonnie L. McCrary.
8. On January 11, 2013, Bonnie McCrary, acting as personal representative of her husband's estate, signed a deed identical in every way as the 2012 deed, except that this deed named Eileen R. Herbert as trustee of the McCrary Trust A. Such deed was recorded on January 15, 2013, under Skagit County Auditor's File Number 201301150044.

9. Neither of the real estate excise tax affidavits for the 2012 (excise aff. #20124218) and 2013 (excise aff. #2013-137) deeds to the McCrary Trust A indicate a partial transfer, yet by law only Mr. McCrary's one-half interest in the Home and Property could have been transferred to the trust.
10. The real estate excise tax affidavits may or may not have caused Skagit County to consider the entire Home and Property to be held by the McCrary Trust A.
11. On October 26, 2018, Bonnie McCrary, acting individually, signed a quit claim deed transferring the Home and Property to Eileen R. Hebert and Michael L. Hebert, a married couple, as joint tenants with rights of survivorship. Such deed was recorded on October 29, 2018, under Skagit County Auditor's file number 201810290145.
12. The October 26, 2018, quit claim deed could have only transferred Bonnie McCrary's one-half interest in the Home and Property as she did not sign as trustee to the McCrary Trust A and was not then the acting trustee, which at that time held a one-half interest in the Home and Property.
13. On March 22, 2023, Eileen R. Hebert and Michael L. Hebert, a married couple, signed a quit claim deed transferring the Home and Property back to Bonnie McCrary. Such deed was recorded March 30, 2023, under Skagit County Auditor's file number 202303300024.
14. Eileen R. Hebert and Michael L. Hebert only had one-half interest in the Home and Property. The March 22, 2023, deed transferred their one-half interest back to Bonnie McCrary.
15. Neither of the real estate excise tax affidavits for the 2018 (excise aff. #2018-4795) and 2023 (excise aff. #2023-5960) deeds between the Heberts and Ms. McCrary indicate a partial transfer, yet by law only Ms. McCrary's one-half interest in the Home and Property could have been transferred back and forth.

16. Bonnie McCrary passed away testate on May 26, 2024. Her estate was probated pursuant to King County Superior Court cause 24-4-05393-7 and Eileen R. Hebert was appointed as personal representative.
17. Ms. McCrary's Last Will and Testament gave all her estate, in equal shares, to Eileen R. Hebert and Michael L. Hebert. It contained no special instructions regarding the Home and Property.
18. The McCrary Trust A provided that, upon the death of Bonnie McCrary, the Home and Property would be distributed outright and equally to Eileen R. Hebert and Michael L. Hebert.
19. At the death of Bonnie McCrary, the Home and Property was vested equally in the McCrary Trust A and the Estate of Bonnie McCrary.
20. No deed, or instrument other than this one, has purported to transfer the interest in the Estate of Bonnie McCrary to the intended beneficiaries, Eileen R. Hebert and Michael L. Hebert.
21. Eileen R. Hebert is the personal representative of the Estate of Bonnie McCrary. By signing below as grantor, in her capacity as personal representative, she shall transfer, in fee simple, all the estate's title and interest in the Home and Property to Eileen R. Hebert and Michael L. Hebert, outright and free of any trust.

## **II. QUIT CLAIM DEED**

The GRANTOR, EILEEN R. HEBERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BONNIE L. MCCRARY, for and in consideration the distribution of the estate of Bonnie McCrary, and pursuant to the order of the court in King County Superior Court cause 24-4-05393-7 granting Eileen R. Herbert nonintervention powers, and no other

consideration, conveys and quitclaims to GRANTEES EILEEN R. HEBERT AND MICHAEL L. HEBERT, A MARRIED COUPLE BUT WHO ARE EACH RECEIVING AN EQUAL INTEREST AS SEPARATE PROPERTY INHERITANCES, AS TENANTS IN COMMON, all the interest of the estate of Bonnie L. McCrary, in the following described real estate, including any after acquired interest:

The southerly half of Lot 27, all of Lot 28, and Lot 29, EXCEPT the southerly 40 feet thereof, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to easements, restrictions, reservations and other matters of record.

Dated this 13<sup>th</sup> day of February 2026.

*Eileen R. Hebert*

Eileen R. Hebert, as Personal Representative of the Estate of Bonnie L. McCrary

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me **Eileen R. Hebert**, to me known to be the individual described in and who executed the within and foregoing instrument in her capacity as Personal Representative of the Estate of Bonnie L. McCrary, and acknowledged that she signed the same as her free and voluntary act and deed, acting in her fiduciary capacity for the estate, and acting for the uses and purposes therein.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13<sup>th</sup> day of February 2026.

*Justin Rothboeck*  
Justin Rothboeck  
Notary Public in and for the State of Washington.  
Residing at Anacortes, Washington.  
My appointment expires September 9, 2026.

