



202602180077

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 5th Street
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-0119
FEB 18 2026

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

QUIT CLAIM DEED

GRANTOR:	Eileen R. Hebert, as trustee of the McCrary Trust A
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 McCrary Trust A and the Estate of Bonnie McCrary. This instrument transfers the interest of the testamentary trust. A sequentially recorded

instrument transfers the interest of the Estate of Bonnie McCrary. 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 McCrary Trust A to the intended beneficiaries, Eileen R. Hebert and Michael L. Hebert.
21. Eileen R. Hebert is the Trustee of the McCrary Trust A. By signing below as grantor in her capacity as trustee, she shall transfer, in fee simple, all the trust'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 TRUSTEE OF THE MCCRARY TRUST A, for and in consideration of the distribution of the McCrary Trust A, 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

