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Skagit County Auditor

\$75.00

2/29/2016 Page

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AFTER RECORDING, RETURN TO:

Eric B. Whiting, Esq.
York Howell & Guymon, Attorneys at Law
6405 South 3000 East, Suite 150
Salt Lake City, Utah 84121
Telephone: (801) 527-1040

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016 603

FEB 29 2016

Grantee Address:

19789 Park Ridge Lane
Sedro-Woolley, WA 98284

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

Special Warranty Deed

EFFECTIVE as of the 11th day of October, 2013, **ERIC HULL and KARI WILSON-HULL, a married couple**, Grantors, of Skagit County, State of Washington, hereby convey and warrant against all claiming by, through or under them, but not otherwise, to **KARI WILSON HULL, TRUSTEE OF THE WILSON FAMILY GENERATIONS TRUST FBO KARI WILSON-HULL**, established December 1, 2002, Grantee, of Skagit County, State of Washington, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the following described tract(s) of land in Skagit County, State of Washington:

Abbreviated Legal: Lot 3, Rev; SP 18,81, Hidden Meadows.

Tract 3 of that certain 5 acre Parcel Map No. 518-81, entitled "HIDDEN MEADOWS", approved July 6, 1981 and recorded July 7, 1981 under Auditor's File No. 8107070003, in Volume 5 of Short Plats, pages 91, 92 and 93, record of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 4 East, W.M., and Section 4, Township 35 North, Range 4 East, W.M.

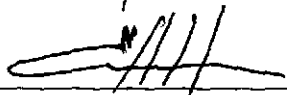
TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across certain roadways, shown as set forth in Declaration of Easements, Covenants and Road Maintenance Agreement recorded under Auditor's File No. 8109140012, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 360432-4-003-0302, P50518

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 147662- 0E.

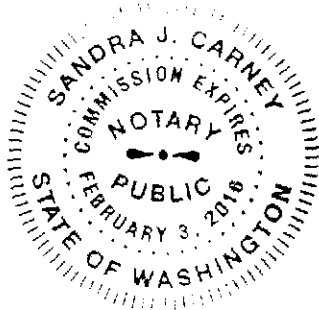
WITNESS the hand of said Grantors as of the 12 day of January, ²⁰¹⁶~~2015~~.

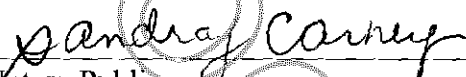

ERIC HULL


KARI WILSON-HULL

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

On the 12 day of January, ²⁰¹⁶~~2015~~, personally appeared before me, Eric Hull and Kari Wilson-Hull, the signers of the within instrument, who duly acknowledged to me that they executed the same.




Notary Public
Residing at: Burlington
Commission Expires: 2/3/2018

STATEMENT OF TRANSFER UNDER WAC 458-61A-210

This statement is made pursuant to WAC 458-61A-210 because the subject real property is being transferred to an irrevocable trust.

1. The name, address, and telephone number of the trustee: Kary Wilson-Hull,
Trustee, Address: 19789 Park Ridge Lane, Sedro-Woolley, WA 98284; Tel: 971-232-7455
2. The Character of the Trust: Irrevocable
3. If the transfer is to or from an irrevocable living trust:
 - a. The nature and reason for the transfer: The real property was mistakenly transferred into Kari's individual name instead of the trust.
 - b. Whether or not the property is encumbered with debt: Not Encumbered
 - c. Whether or not the trustee may, at the time of the transfer, distribute income and/or principal to a person(s) other than the grantor(s):
Yes, the Trustee may transfer income and or principal to a person other than grantor.