



202106080029

06/08/2021 08:54 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

After Recording, Return To:

ANDERSON HUNTER LAW FIRM
ATTN: ACA
2707 Colby Avenue, Suite 1001
Everett, WA 98201

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20212510
JUN - 7 2021

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

QUIT CLAIM DEED

The undersigned Grantors, ERIK NYGAARD and RICK D. VAN AUKEN, co-Trustees of the Van Auken-Nygaard Living Trust dated November 3, 1999, and not in their individual capacities, do hereby grant, transfer, bargain, sell, convey and confirm to ERIK NYGAARD and RICK D. VAN AUKEN, co-Trustees of the Van Auken-Nygaard Living Trust dated November 3, 1999, all of the trustees' interest in the following described real property situated in Skagit County, State of Washington, as follows: Seventy Percent (70%) to ERIK NYGAARD and RICK D. VAN AUKEN, co-Trustees of the "Christine E Nygaard Family Trust," and Thirty Percent (30%) to ERIK NYGAARD and RICK D. VAN AUKEN, co-Trustees of the "Van Auken Survivors QTIP Trust Two":

Lots 1 and 2, Block 2, RENSINK-WHIPPLE SALMON BEACH TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 55, records of Skagit County, Washington;

EXCEPT that portion of said Lots 1 and 2, lying Northerly of a line parallel to and 10 feet Northerly of the road easement crossing said lots, as said easement is referred to in an instrument dated June 1, 1959, filed June 18, 1959, as File No. 581421, and recorded in Volume 302 of Deeds, page 528;

TOGETHER WITH tidelands of the second class as conveyed by the State of Washington situate in front of, adjacent to or abutting upon said premises;

Situate in Skagit County, Washington.

Skagit County Assessor's Parcel Nos.: P68466 and P20524

Xref ID: 3983-002-002-0009 and 340219-0-039-002.

Eric Nygaard

 ERIK NYGAARD, Co-Trustee MAY 21, 2021

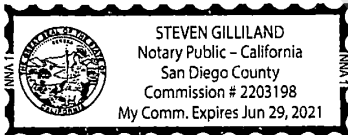
Rick D. VanAuken

 RICK D. VAN AUKEN, Co-Trustee May 21 2021

STATE OF CALIFORNIA)
) ss.
 COUNTY OF SAN DIEGO)

On this day personally appeared before me ERIK NYGAARD, to me known to be the co-Trustee of the Van Auken-Nygaard Living Trust dated November 3, 1999, and acknowledged to me the said instrument was the free and voluntary act and deed of said trust for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me by ERIK NYGAARD on this 21ST day of MAY, 2021.



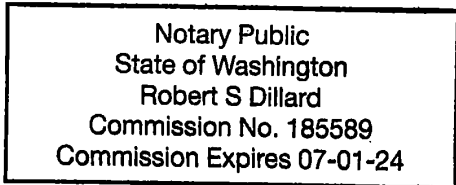
Steven Gilliland

 PRINTED NAME: STEVEN GILLILAND
 NOTARY PUBLIC
 in and for the State of California.
 My commission expires: JUNE 29, 2021

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me RICK D. VAN AUKEN, to me known to be the co-Trustee of the Van Auken-Nygaard Living Trust dated November 3, 1999, and acknowledged to me the said instrument was the free and voluntary act and deed of said trust for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me by RICK D. VAN AUKEN on this 10th day of May, 2021.



Robert S. Dillard

 PRINTED NAME: Robert S. Dillard
 NOTARY PUBLIC
 in and for the State of Washington.
 My commission expires: 07-01-2024