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06/06/2018 08:46 AM Pages: 1 of 2 Fees: \$75.00
Skagit County Auditor

Return Address:

Eric J. Fahiman
Fahiman Olson & Little
3023 - 80th Ave SE, Suite 300
Mercer Island, WA 98040

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 JUN 05 2018

Amount Paid \$
By Skagit Co. Treasurer Deputy

QUIT CLAIM DEED

Grantor:	Sven Ellstrom Revocable Living Trust, Sallie Sundquist and Richard Prout, Co-Trustees
Grantee:	Erick Ellstrom Trust, Herb Sprute, Trustee
Legal Description:	Cavanawood Sub 1, all Lt 19 & Less S 1/2 Lot 20 & All Lot A; Cavanawood Sub 1 S 1/2 Lot 20 Cavanawood Sub1 all Lts 21 & 21A
Assessor's Tax Parcel #s:	P64038, P64039, P64040

1. **GRANTOR.** The undersigned Grantors, Sallie Sundquist and Richard Prout, are the Co-Trustees of the Sven Ellstrom Revocable Living Trust (the "Trust"), under agreement first dated March 20, 2002, as amended and completely restated July 14, 2015.

2. **DESCRIBED PROPERTY.** Included among the property of the Trust is the real property described as follows (the "Described Property"):

Lot 19, the North ½ of Lot 20, and all of Lot 20-A, Plat of CAVANAWOOD Subdivision No. 1, as per plat recorded in Volume 6 of Plats, page 33, records of Skagit County.

AND Lots 21, 21A, and the South ½ of Lot 20, Plat of CAVANAWOOD Subdivision No. 1, as per plat recorded in Volume 6 of Plats, page 33, records of Skagit County. Situate in the County of Skagit, State of Washington;

SUBJECT TO: all restrictions, reservations, conditions, easements, covenants, and limitations of record, records of Skagit County, Washington.

(More commonly known as 22936 Osborne Drive, Mount Vernon, WA)

3. **TRUST PROVISION; CONSIDERATION.** Sven Ellstrom, the original Trustor, died on May 18, 2016. Upon his death, Article 5.3 of the Trust bequeaths the Described Property to the Erick Ellstrom Trust as the Residue of the Trust Estate. This conveyance is made in consideration of this direction in the Trust.

4. **CONVEYANCE OF DESCRIBED PROPERTY.** Grantor hereby conveys and quitclaims to the Erick Ellstrom Trust, u/a dated May 18, 2016, Herb Sprute, Trustee, all of the Trust's right, title and interest in the Described Property (together with all after acquired title of the Grantor thereon).

5. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implications.

Dated: 5/7/18

SVEN ELLSTROM REVOCABLE LIVING TRUST

By: Sallie Sundquist
Sallie Sundquist, Co-Trustee

By: [Signature]
Richard Prout, Co-Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me SALLIE SUNDQUIST, to me known or proven on the basis of satisfactory evidence to be the person who signed as Trustee of the Sven Ellstrom Revocable Living Trust, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Trustee of said Trust.

Dated: May 7, 2018



[Signature]
Print Name: Stephanie A Nelson
Notary Public
My commission expires: April 9, 2020

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me RICHARD PROUT, to me known or proven on the basis of satisfactory evidence to be the person who signed as Trustee of the Sven Ellstrom Revocable Living Trust, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Trustee of said Trust.

Dated: May 7, 2018



[Signature]
Print Name: Stephanie A Nelson
Notary Public
My commission expires: April 9, 2020

(Keep Notary seal and signatures within border.)