



200405240146

Skagit County Auditor

5/24/2004 Page

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**Do not write above this line-Recording information only**

<p>This document prepared by: <u>Gregory S. Bishop</u>          Mail after recording to: P.O Box 277 Marysville, WA. 98270          Trustee: <u>David Rumsey</u></p>
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**Warranty Deed to Trustee**

**The Grantor(s)** Gregory S. Bishop of the County of SKAGIT and the State of WASHINGTON for and in consideration of \$10.00, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants:

**Unto David Rumsey** as Trustee\* and not personally under the provisions of a trust agreement dated 5<sup>th</sup> day of April, 2004 known as the Cascade View Land Trust, State of WASHINGTON to wit:

\* of the Cascade View Land Trust

Tax Account # 4076-068-018-008

LOTS 17 and 18, Block 68 "Amended Plat of the City of Burlington" AS per plat recorded in volume 3 of Plats, Page 17, Record of Skagit County, Washington as per plat thereof recorded in the Office of the Recorder of SKAGIT COUNTY, WASHINGTON STATE.

**Together** with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

**To Have and to Hold** the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

**Full Power** and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to

deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

**In No Case** shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitation contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

**The Interest** of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

**And the grantor** hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **5th day of April, 2004.**

**In Witness Whereof**, the said grantor(s) has (have) hereunto set his(their) hands and seals this 21 day of May, 2004, AD. Signed Sealed and Delivered in our Presence:

Cascade View Land Trust  
David Rumsey - Trustee  
David Rumsey - Trustee (Print)  
Gregory S. Bishop  
Gregory S. Bishop (Print)

Cascade View Land Trust  
David Rumsey  
David Rumsey - Trustee (Sign) 5/21/04  
Date  
Gregory S. Bishop  
Gregory S. Bishop (Sign) 5-11-04  
Date

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 2534

MAY 24 2004

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



200405240146  
Skagit County Auditor

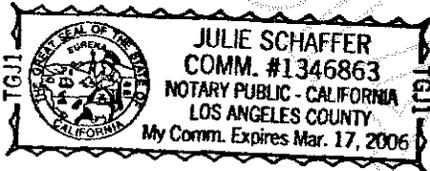
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Los Angeles } ss.

On May 11, 2004 before me, Julie Schaffer, Notary Public  
Date: Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Gregory S. Bishop only  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Julie Schaffer  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed to Trustee  
Document Date: April 05, 2004 Number of Pages: two  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



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