


**AFTER RECORDING MAIL TO:**

LANCE CROSS  
2216 DOVER DRIVE  
ANACORTES, WA 98221

  
201608010234  
Skagit County Auditor  
8/1/2016 Page 1 of 3 3:56PM  
\$75.00

**WARRANTY DEED**

Grantor(s): LANCE P. CROSS, TRUSTEE  
ANITA E. CROSS, TRUSTEE  
DAKOTA STAR TRUST

Grantee(s): LANCE P. CROSS  
ANITA E. CROSS

Abbreviated Legal: LOT 28, SKYLINE NO. 11, TGW TIDELAND

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): 3827-000-028-0003

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163305  
AUG 01 2016

Amount Paid ~~\$~~  
Skagit Co. Treasurer  
By *mem* Deputy

THE GRANTOR, LANCE P. CROSS AND ANITA E. CROSS, TRUSTEES, under the DAKOTA STAR TRUST dated April 15, 2015 (herein, "Grantor"), whose address is 2216 Dover Drive, Anacortes, WA 98221, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to LANCE P. CROSS and ANITA E. CROSS, husband and wife, as community property (herein, "Grantee"), whose address is 2216 Dover Drive, Anacortes, WA 98221, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2216 Dover Drive, Anacortes, WA 98221

Subject to easements, reservations, restrictions, covenants and conditions of record, if any

Said property being the same property conveyed to Grantor and as described in instrument recorded on September 24, 2015, as Recording Number 201509240048.

The Dakota Star Trust dated April 15, 2015 is an irrevocable trust.

Dated this 7-27, 2016.

GRANTOR:

Dakota Star Trust dated April 15, 2015

Lance P. Cross  
Lance P. Cross, Trustee

STATE OF WA  
COUNTY OF SKagit

On this day personally appeared before me Lance P. Cross, to me known to be the trustee of Dakota Star Trust, who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the trust, for the uses and purposes therein mentioned, and on oath state that he/she was authorized to execute said instrument.

Dated: 7/27/2016

[AFFIX NOTARY SEAL]



J.L. Kohl  
Print name: J.L. Kohl  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My commission expires: 1-29-2017

GRANTOR:

Dakota Star Trust dated April 15, 2015

Anita E. Cross  
Anita E. Cross, Trustee

STATE OF WA  
COUNTY OF SKagit

On this day personally appeared before me Anita E. Cross, to me known to be the trustee of Dakota Star Trust, who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the trust, for the uses and purposes therein mentioned, and on oath state that he/she was authorized to execute said instrument.

Dated: 7/27/2016

[AFFIX NOTARY SEAL]



J.L. Kohl  
Print name: J.L. Kohl  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My commission expires: 1-29-2017

**EXHIBIT A**

[Legal Description]

**PARCEL A:**

Lot 28, SKYLINE NO. 11, according to the plat thereof recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;

**PARCEL B:**

That portion of Section 27, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the most Southerly corner of Lot 28, SKYLINE DIVISION NO. 11, according to the plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;  
thence South 44° 47' 13" West a distance of 70 feet;  
thence North 41° 11' 20" West a distance of 145.99 feet;  
thence North 68° 28' 19" East a distance of 85 feet to the most Westerly corner of Lot 28;  
thence Southeasterly along the Southwesterly line of said Lot 28 to the point of beginning;

Situate in Skagit County, Washington.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*