



201809200062

09/20/2018 11:22 AM Pages: 1 of 4 Fees: \$152.00
Skagit County Auditor

Document Title: Statutory Warranty Deed

Reference Number :

Grantor(s): additional grantor names on page ___

1. Entrust Administration Trust FBO Kevin E. Ware, IRA #39-10646

2.

Grantee(s): additional grantee names on page___

1. Kevin E. Ware

2.

Abbreviated legal description: full legal on page(s) ___

Lot 27 Cascade Ridge PUD

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

P130245

I, Ruth Davidson, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$99.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

9/20/18

After Recording Return To:

Kevin E. Ware
18419 Peregrine Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4172
SEP 20 2018

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

STATUTORY WARRANTY DEED

GRANTOR: ENTRUST ADMINISTRATION TRUST FBO KEVIN E. WARE,
IRA #39-10646

GRANTEES: KEVIN E. WARE, a married man, as his separate property

Legal Description: Pages 1, 2
Abbreviated Form: Lot 27, Cascade Ridge P.U.D.

Assessor's Tax Parcel No.: P130245 / 4530-000-027-1018

THE GRANTOR, ENTRUST ADMINISTRATION TRUST FBO KEVIN E. WARE, IRA #39-10646, for and in consideration of mere change in identity or form and for no monetary consideration, conveys and warrants to KEVIN E. WARE, a married man as his separate estate, as Grantee, as to a forty percent (40%) interest of Grantor's right, title and interest, in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to wit:

Lot 27, plat of "CASCADE RIDGE P.U.D.", as per plat recorded in Volume 14 of Plats, pages 112 to 121, records of Skagit County, Washington.

EXCEPT that portion of said Lot 27 described as follows:

Beginning at the Northeast corner of said Lot 27, said point also being the common corner between Lots 28 and 29 of said plat;
thence South 11°11'36" East along the common line between said Lots 27 and 29, a distance of 110.00 feet;
thence South 69°20'46" West, a distance of 329.86 feet, more or less, to a point on the

West line of said Lot 27 which bears South 24°21'49" East a distance of 150.00 feet from the Northwest corner of said Lot 27;
thence North 24°21'49" West along the West line of said Lot 27, a distance of 150.00 feet to the Northwest corner of said Lot 27, said point being also the Southwest corner of Lot 28 of said plat;
thence North 75°54'53" East along the common line between said Lots 27 and 28, a distance of 360.00 feet to the Point of Beginning, and containing 1.02 acres, more or less.

All situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED: 9/10, 2018.

ENTRUST ADMINISTRATION TRUST
FBO KEVIN E. WARE, IRA #39-10646

M. Chappaz
By: Maria Chappaz
Its: Authorized Signer

STATE OF _____ }
COUNTY OF _____ } ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she was authorized to execute the instrument and acknowledged it individually and as the _____ of ENTRUST ADMINISTRATION TRUST FBO KEVIN E. WARE, IRA #39-10646 to be his/her free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of June, 2018.

See [Signature]

(Signature of Notary)

(Legibly Print or Type Name of Notary)
My appointment expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

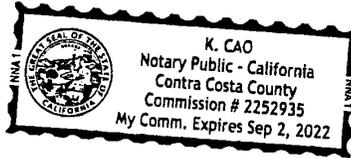
On the September 06, 2018 before me, K. Cao a Notary Public, personally appeared Maria Corpuz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: K. Cao
(Typed or Printed)



(Seal)