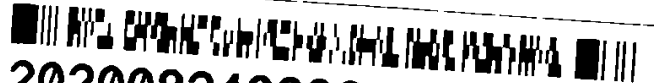


When recorded return to:

Craig Sjostrom  
1204 Cleveland  
Mount Vernon, Washington 98273



202008240092

08/24/2020 11:29 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

---

**STATUTORY WARRANTY DEED  
IN LIEU OF FORECLOSURE/ FORFEITURE  
WITH NON-MERGER PROVISIONS**

**Grantor: Equity Trust Co., Custodian FBO Robyn Choffel IRA**

**Grantee: Errol Hanson Funding, Inc.**

**Legal Description: Ptn NE ¼ NW ¼ 29-35N-6EWM**

**Assessor's Property Tax Parcel or Account No.: P41980; P41987**

**Reference Nos of Documents Assigned or Released: 201303080015**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20203284

AUG 24 2020

Amount Paid \$   
By Skagit Co. Treasurer  
Deputy

---

THE GRANTOR, Equity Trust Co. Custodian FBO Robyn Choffel IRA, in consideration of an agreement to convey the subject property in lieu of foreclosure of the Grantee's lien thereon, and for no monetary consideration, conveys and warrants to Errol Hanson Funding, Inc., Grantee, the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A

This Deed is an absolute conveyance of title, in effect and form. This Deed is not intended as a mortgage, trust, conveyance or security of any kind. The consideration for this Deed consists of the full release of Grantor from all debts and obligations heretofore existing on account of the Real Estate Contract on the Property, said contract being recorded under Auditor's File No. 201303080015, records of Skagit County, Washington.

This Deed, together with the associated Estoppel Certificate, fully satisfies the indebtedness of the Real Estate Contract and terminates the same, as the same relates to Grantor, provided, however, that this Deed shall not restrict the right of the Grantee to institute

foreclosure or forfeiture proceedings relating to the said Contract if the Grantee desires, and that nothing herein shall be construed as having the effect of merging the said Contract into the underlying fee title.

DATED: August 12, 2020

EQUITY TRUST CO., Inc.  
Custodian for Robyn Choffel IRA

By: Matthew Collier  
MATTHEW COLLIER  
Corporate Alternate Signer  
(Printed Name & Title)

STATE OF OHIO )  
 : ss.  
Lucas COUNTY )

On this 12 day of August, 2020, before me personally appeared Matthew Collier to me known to be the/a CORPORATE ALTERNATE SIGNER of Equity Trust Co., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



JASON NICHOLSON  
Notary Public  
State of Ohio  
My Comm. Expires  
May 19, 2025

Jason Nicholson  
Notary Public in and for the State of Ohio, residing at  
Lucas County  
My commission expires May 19, 2025  
Printed Name: Jason Nicholson

**EXHIBIT A  
DESCRIPTION**

**Parcel A**

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Northwest corner of the tract conveyed to Charlotte L. Puschet and Camille Jacquith by instrument dated April 18, 1968, and recorded April 24, 1968, under Auditor's File No. 71283, records of Skagit County, Washington, said point being on the Easterly line of the County Road and 528.7 feet, more or less, North of the South line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;

Thence Easterly along the North line of said Puschet-Jacquith tract, 140 feet to the Northeast corner thereof;

Thence Northerly, parallel with the East line of said County Road, 113.17 feet, more or less, to the South line of the County Road which runs along the North line of said subdivision;

Thence West along the South line 140 feet to its intersection with the Easterly line of the County Road along the West line of said subdivision;

Thence Southerly along the said County Road, 114.31, more or less, to the point of beginning.

Situate in Skagit County, Washington.

**Parcel B**

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the East line of the County Road, 328.7 feet North of the South line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;

Thence East 140 feet;

Thence Northerly, parallel with the East line of said County Road, 280 feet;

Thence West 140 feet to the East line of said County Road;

Thence South along the East line of said County Road to the point of beginning.

Situate in Skagit County, Washington.