



202511250097

11/25/2025 11:41 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Name & Return Address:

Gary and Candace Richards

19325 – 37 Ave NE

Lake Forest Park, WA 98155-2723

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3839
NOV 25 2025

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

Washington State Recorder's Cover Sheet (RCW 65.04) Please print legibly or type information.

Document Title(s)	STATUTORY WARRANTY DEED
Grantor(s)	Gary N. Richards, as his separate property
____ Additional Names on Page ____ of Document	
Grantee(s)	Gary Neil Richards and Candace Rae Richards, Trustees of the Richards Family Trust dated October 14, 2025
____ Additional Names on Page ____ of Document	
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section)	LOT 147 IN BLOCK 1 OF LAKE CAVANAUGH SUBDIVISION...
Complete Legal Description on Page <u>2</u> of Document	
Auditor's Reference Number(s)	
Assessor's Property Tax Parcel/Account Number(s)	39380011470003
Non Standard Fee \$50.00 By signing below, you agree to pay the \$50.00 non standard fee. I am requesting an emergency non standard recording for an additional fee as 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.	
Signature of Party Requesting Non Standard Recording NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements.	
The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

WHEN RECORDED RETURN TO:

Gary and Candace Richards
19325 – 37 Ave NE
Lake Forest Park, WA 98155-2723

STATUTORY WARRANTY DEED

THE GRANTORS, Gary N. Richards, as his separate property, for and in consideration of transfer to revocable trust, hereby convey and warrant to **THE GRANTEES**, Gary Neil Richards and Candace Rae Richards, Trustees of the Richards Family Trust dated October 14, 2025, *and any amendments thereto*, the following described real estate, situated in Skagit County, State of Washington:

Property Address: 33461 S Shore Dr, Mount Vernon, WA 98274

Tax Parcel Number: 39380011470003

Legal Description:

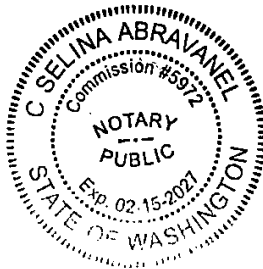
**LOT 147 IN BLOCK 1 OF LAKE CAVANAUGH SUBDIVISION,
DIVISION NO. 2, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS,
PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.**


SUBJECT TO: (a) all leases and tenancies and rights of parties in possession, if any; (b) easements, restrictions, reservations, mortgages, liens, encumbrances, exceptions, covenants, and other agreements and matters of record, if any; (c) taxes and assessments, general and special, not now due and payable; and (d) subject to previously recorded exhibits in deeds associated with Grantor. Grantor of this deed is the Trustmaker of the Trust. Grantor is conveyed and granted the power of sale and may convey the Property without recording the Trust and without making any determination of the effect of the conveyance upon the beneficiaries of the Trust; Trustees and Successor Trustees are specifically enumerated with such power within the Trust. The signature of the serving Trustee named in the Trust shall be satisfactory for a good and sufficient conveyance of the interests conveyed.

Gary N Richards
Gary N Richards, Grantor

STATE OF WASHINGTON)
)
COUNTY OF KING) SS.

GIVEN under my hand and official seal on 10/14/25




Notary Public for the State of Washington
3418 NE 65th St, Suite A, Seattle, Washington
My commission expires 4/5/27