



201308280147

Return Address:

PHILLIPS ESTATE LAW
Douglas L. Phillips, Esq.
10655 NE 4th Street, Suite 701
Bellevue, WA 98004

Skagit County Auditor

\$74.00

8/28/2013 Page

1 of

3 2:37PM

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

Document title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

Statutory Warranty Deed

Reference number(s) of document assigned or released:

8804280015

Grantor(s) [last name, then first name and initial(s)]:

Schroder, Gail, a married person as her separate property

Grantee(s) [last name, then first name and initial(s)]:

Schroder, Tyler M., and Schroder, Eric L., as co-Trustees of the Michael F. Schroder Irrevocable Trust dated July 31, 2013, or their successors

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

Lake Cavanaugh Sub Div 1 Lot 45 Nwly 1/2 Lot 46 Blk 1 Exc Nwl, situate in Skagit County, Washington.

Assessor's property tax parcel/account number(s):

P66321

Assessor tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an *emergency nonstandard document*), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

Recording at the request of:
PHILLIPS ESTATE LAW
10655 NE 4th Street, Suite 701
Bellevue, WA 98004
(206) 686-8877

STATUTORY WARRANTY DEED

The undersigned Grantor, **GAIL SCHRODER**, a married person as her separate property, for no valuable consideration, hereby conveys and warrants to

TYLER M. SCHRODER and ERIC L. SCHRODER as co-Trustees of the **Michael F. Schroder Irrevocable Trust dated July 31, 2013, or their successors**, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 45 and the northwesterly half of Lot 46, Block 1, Lake Cavanaugh Subdivision No. 1, according to plat thereof recorded under auditor's file number 393244, records of Skagit County, Washington; also

Lot 22 and the northwesterly half of Lot 23, Block 2 of said plat;

Except the northwesterly 45 feet of said Lots 45 and 22.

Assessor's Property Tax Parcel Number: P66321

DATED 7-27, 2013.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 3489
AUG 28 2013

Amount Paid 50
Skagit Co. Treasurer
By nam Deputy

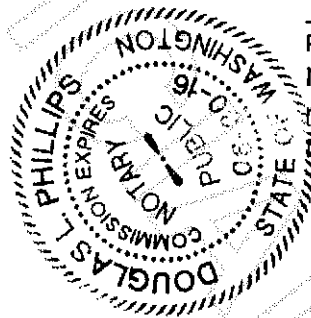
Gail Schroder
Gail Schroder



STATE OF WASHINGTON)
) ss.
COUNTY OF KING

On this 31st day of July 2013, personally appeared before me Gail Schroder, to me known to be the individual described in and who executed the within instrument, and acknowledged said instrument to be the free and voluntary act and deed of such parties, for the uses and purposes therein mentioned, and on oath, stated that she was authorized to execute said instrument.

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



Gail Phillips
Printed name: DOUGLAS PHILLIPS
Notary Public in and for the State of Washington,
residing at REDMOND, WA
My appointment expires 6.30.16

