

When recorded return to:
The Entrust Group FBO Shannon Corcoran Sep IRA
9929 District Line Road 555 12th St, Suite 900
Burlington, WA 98233 Oakland, CA 94607

201808100133
08/10/2018 04:17 PM Pages: 1 of 3 Fees: \$103.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 116220

Statutory Warranty Deed 116220
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Brady S. Hislop and Megan L. Hislop, each as their separate estates for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The Entrust Group FBO Shannon Corcoran Sep IRA the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 11, Township 35 North, Range 7 East, SE SE

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P42510, 350711-4-009-0200, P42514, 350711-4-009-0705, P42512, 350711-4-009-0408

Dated 2 AUG 2018

Brady S Hislop
Megan L Hislop

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
AUG 10 2018
Amount Paid \$ 1215.49
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Brady S Hislop and Megan L Hislop, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-2-2018



Printed Name: Eleanor Romero
Notary Public in and for the State of WA
Residing at Mt. Vernon
My appointment expires: 6/23/2021

When recorded return to:
The Entrust Group FBO Shannon Corcoran Sep IRA
9929 District Line Road 555 12th St., Suite 900
Burlington, WA 98233 Oakland, CA 94607

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Statutory Warranty Deed

THE GRANTORS Brady S. Hislop and Megan L. Hislop, each as their separate estates for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The Entrust Group FBO Shannon Corcoran Sep IRA the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 11, Township 35 North, Range 7 East, SE SE

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P42510, 3S0711-4-009-0200, P42514, 3S0711-4-009-0705, P42512, 3S0711-4-009-0408

Dated 8/2/2018

[Signature]
Brady S Hislop

[Signature]
Megan L Hislop

STATE OF Washington
COUNTY OF Skagit) ss:

I certify that I know or have satisfactory evidence that Brady S Hislop and Megan L Hislop, the persons who appeared before me, and said person(s) acknowledged that (s)he/they signed this instrument and acknowledge it to be (s)her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8.2.18

Amanda Iverson
Printed Name: Amanda Iverson
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 3-29-2022



Order No:

EXHIBIT A**TRACT "A":**

That portion of the SE 1/4 of the SE 1/4 of Section 11, Township 35 North, Range 7 E.W.M., lying Southerly of the Cape Horn County Road and Westerly of the centerline of that certain easement recorded May 23, 1972, under Auditor's File No. 768614, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 11; thence North 89°15'22" West, along the South line of said Section 11, 668.06 feet to the Southwest corner of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 11; thence North 0°01'37" West, along the West line of said subdivision, 253.55 feet; thence North 89°15'22" West, parallel with said South line of said Section 11, 304.00 feet to the True Point of Beginning; thence continue North 89°15'22" West, along said parallel line, 336.94 feet to an intersection with a line that is 30 feet East of and parallel with the West line of said SE 1/4 of the SE 1/4 of said Section 11, as measured at right angles to said West line; thence North 0°04'50" West, along said parallel line, 155.27 feet to the Southerly margin of said Cape Horn Road; thence Easterly along said Southerly margin, 359.65 feet to a point that is North 0°21'19" East 256.78 feet of the point of beginning, thence continue South to the True Point of Beginning.

TRACT "B":

That portion of the SE 1/4 of the SE 1/4 of Section 11, Township 35 North, Range 7 E.W.M., lying Southerly of the Cape Horn County Road and Westerly of the centerline of that certain easement recorded May 23, 1972, under Auditor's File No. 768614, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 11; thence North 89°15'22" West, along the South line of said Section 11, 668.06 feet to the Southwest corner of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 11; thence North 0°01'37" West, along the West line of said subdivision, 253.55 feet to the True Point of Beginning; thence North 89°15'22" West, parallel with said South line of said Section 11, 304.00 feet; thence North 0°21'19" West 256.78 feet to the Southerly margin of said Cape Horn Road; thence Easterly, along said Southerly margin, 324.40 feet to the said West line of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 11; thence South 0°01'37" East, along said West line, 365.28 feet to the True Point of Beginning.

Legal description continued on next page

Order No: 116220

TRACT "C":

That portion of the Southeast quarter of the Southeast quarter of Section 11, Township 35 North, Range 7 East, W.M., lying Southerly of the Cape Horn County Road and Westerly of the centerline of that certain easement recorded May 23, 1972, under Auditor's File No. 768614, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 11; thence North $89^{\circ}15'22''$ West, along the South line of said Section 11, 668.06 feet to the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 11 and the True Point of Beginning; thence North $0^{\circ}01'37''$ West along the West line of said subdivision 253.55 feet; thence North $89^{\circ}15'22''$ West parallel with said South line of said Section 11, 350.48 feet; thence South $0^{\circ}21'19''$ East 253.57 feet to the said South line of said Section 11; thence South $89^{\circ}15'22''$ East along said South line 349.03 feet to the True Point of Beginning.

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

Exhibit 8

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Present and future owners of lands
Recorded:	May 23, 1972
Auditor's No.	768614
Purpose:	Ingress, egress and installation of utilities, over, across and along an existing private road
Area Affected:	West 60 feet of subject property