



201901110036

01/11/2019 10:28 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Barbara Jo Trask and Gerrit Jan van den Engh
41219 Elysian Ln
Concrete, WA 98237

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Entrust Group FBO Shannon Corcoran SEP IRA, 555 12th Street, #900, Oakland, CA 94607,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Barbara Jo Trask and Gerrit Jan van den Engh, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Section 11, Township 35 North, Range 7 East. SE SE

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 & P42512 & 350711-4-009-0408 & P42514 & 350711-4-009-0705

Dated: 1/9/19

The Entrust Group FBO Shannon Corcoran SEP IRA

By: Warren W. Pahl
WARREN W. PAHL, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 114
JAN 11 2019

Amount Paid \$4,277.⁰⁰
Skagit Co. Treasurer
By nam Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 18-1281-KH

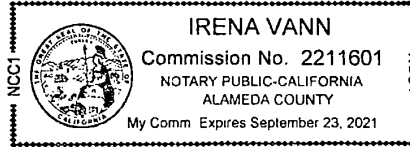
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STATE OF *California*
COUNTY OF *Alameda*

I certify that I know or have satisfactory evidence that *Narcisca M. Patis* Authorized Agent of The Entrust Group FBO Shannon Corcoran SEP IRA is the person who appeared before me, and said person acknowledged that ~~he~~ she signed this instrument and acknowledged it to be ~~his~~ her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: *9th* day of January, 2019

Irena Vann
Signature
Notary Public
Title



My appointment expires: *09-23-2021*

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 7903 Northeast Cape Horn Road, Concrete, WA 98237
Tax Parcel Number(s): P42510 & 350711-4-009-0200 & P42512 & 350711-4-009-0408 & P42514 & 350711-4-009-0705

Property Description:

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 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 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 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.

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°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°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, 350.48 feet; thence South 0°21'19" East 253.57 feet to the said South line of said Section 11; thence South 89°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.

Statutory Warranty Deed
LPB 10-05

Order No.: 18-1281-KH

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EXHIBIT B

18-1281-KH

1. 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: East portion of subject property as disclosed in instrument