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03/05/2020 04:00 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

Return Address:

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

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)

Trustee Special Warranty Deed

Reference number(s) of document assigned or released:

201308280147

Grantor(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

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

Schroder, Michael F., a single person

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.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020/03/05
MAR 05 2020

Amount Paid \$
By Skagit Co. Treasurer Deputy
MK

TRUSTEE SPECIAL WARRANTY DEED

The undersigned Grantors, **Tyler M. Schroder, and Eric L. Schroder, as co-Trustees of the Michael F. Schroder Irrevocable Trust dated July 31, 2013**, for no consideration grant, bargain, sell, and convey to

Michael F. Schroder, a single person, 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/Account Number: P66321

SUBJECT TO: Any other covenants, conditions, easements, reservations, and restrictions of record, if any.

The Certification of Trust for the Michael F. Schroder Irrevocable Trust, dated July 31, 2013, is attached hereto and incorporated by this reference. The purpose of the Trust was to hold the described real estate for a period of five years, after which it is to be distributed to the named beneficiary, Michael F. Schroder. There is no debt on the property.

LIMITATION OF COVENANTS: Grantors, for themselves and for their successors-in-interest, do by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the said Grantors and not otherwise, will forever warrant and defend the said described real property.

DATED: 2/19/20 20

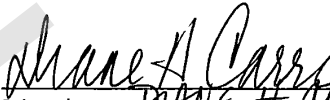
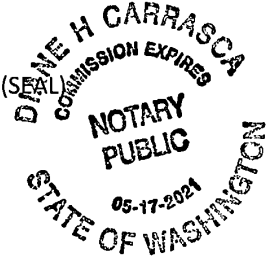


Tyler M. Schroder, as co-Trustee of the Michael F. Schroder Irrevocable Trust

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

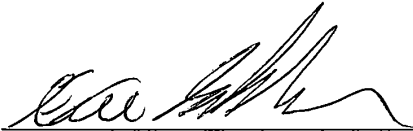
On February 19, 2020, personally appeared before me Tyler M. Schroder, to me known to be the individual described in and who executed the within instrument as Trustee of the Michael F. Schroder Irrevocable Trust, and acknowledged said instrument to be the free and voluntary act and deed of such party, for the uses and purposes therein mentioned, and on oath, stated that he 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.



Printed name: DIANE H CARRASCO
Notary Public in and for the State of Washington,
residing at Seattle
My appointment expires May 17, 2021

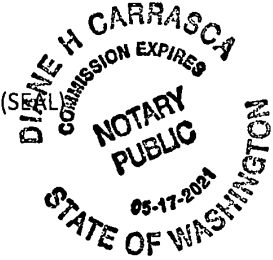
DATED: 02/19/2020

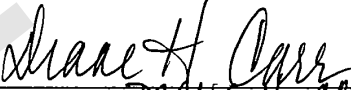

Eric L. Schroder, as co-Trustee of the Michael F. Schroder Irrevocable Trust

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On February 19, 2020, personally appeared before me Eric L. Schroder, to me known to be the individual described in and who executed the within instrument as Trustee of the Michael F. Schroder Irrevocable Trust, and acknowledged said instrument to be the free and voluntary act and deed of such party, for the uses and purposes therein mentioned, and on oath, stated that he 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.




Printed name: DIANE H CARRASCO
Notary Public in and for the State of Washington,
residing at Seattle
My appointment expires MAY 17, 2021

**CERTIFICATION OF TRUST
RCW 11.98.075**

1. The Michael F. Schroder Irrevocable Trust, dated July 31, 2013 is a valid, existing trust, having been created by Gail J. Schroder as Trustor and Tyler M. Schroder and Eric L. Schroder as co-Trustees.
2. The purpose of the trust is to hold real property for a period of five years from date of execution, after which time the real property will be distributed out of the trust to the beneficiary named in the trust.
3. The Trustor is Gail J. Schroder, Deceased.
4. The currently acting co-Trustees are Tyler M. Schroder and Eric L. Schroder, whose addresses are:
Tyler M. Schroder: 1309 Everett Avenue, Everett Washington 98201
Eric L. Schroder: 13612 59th Avenue SE, Everett Washington 98208
5. Among others, the co-Trustees are given the following powers by the Trust Agreement:
 - a. Terminate the Trust by distribution of the real property held therein to the beneficiary named therein;
 - b. Distribute income and/or principal to a person(s) other than the grantor;
 - c. Retain any property, real, personal, or mixed, of whatever kind and wherever situated, which is received by the Trustee from any sources, including unproductive property, and to divest the trust of such assets or make such property productive;
 - d. Determine what is principal or income, and what charges are allocable to either;
 - e. Employ agents and attorneys, and to rely with acquittance on the advice of all such attorneys;
 - f. Acquire, exchange, sell, manage, invest, and reinvest assets of the trust in accordance with the prudent person rule;
 - g. Convey, pledge, mortgage, lease or transfer any interest in real or personal property, with no exceptions; and
 - h. Place all or any part of the securities owned by the trust in the care or custody of any bank, trust company, or member firm of the New York Stock Exchange, and to have all stocks and registered securities placed in the name of the bank, trust company, or member firm of the New York Stock Exchange, or in the name of its nominee, and to appoint such bank, trust company, or firm agent as attorney to collect, receive, receipt for, and disburse any income, and generally to perform, the duties and services incident to a so-called "custodian" account.
6. The trust is irrevocable. No individual holds the power to revoke the trust. However, the trust shall be terminated upon distribution of the real property held therein.

- 7. Both co-Trustees must jointly exercise the powers of the Trustee. The co-Trustees may act without the consent of any other individual.
- 8. The trust has not been revoked, modified, or amended in any manner that would cause the representations herein to be incorrect.

The undersigned certify that the statements contained in this Certificate are true and correct and that there are no other provisions in the trust instrument or amendments thereto that limit the powers of the Trustees to sell, convey, pledge, mortgage, lease or transfer title to the trust's interest in real or personal property.

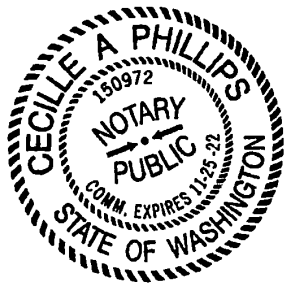
DATED: Jan. 17, 2020

Douglas L. Phillips
 Douglas L. Phillips, Attorney for Tyler M. Schroder and Eric L. Schroder, co-Trustees of the Michael F. Schroder Irrevocable Trust

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

This is to certify that on 1/17/20, before me, the undersigned Notary Public, personally appeared Douglas L. Phillips, to me known to be the individual described in and who executed the foregoing Certification of Trust, and acknowledged to me that said individual signed the same as said individual's free and voluntary act and deed, for the uses and purposes therein mentioned.

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



NAME: *Cecille A. Phillips*
 Cecille A. Phillips
 Notary Public in and for the State of Washington.
 Commission Expires: 11-25-22