



202402230048

02/23/2024 01:29 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Filed for record at the request of:
Barbara A. Isenhour
Somers Tamblyn Isenhour Bleck, PLLC
701 Pike Street, Suite 1510
Seattle, Washington 98101

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 9675
FEB 23 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

INFORMATION FOR RECORDER:
DOCUMENT TITLE: FIDUCIARY DEED
REFERENCE NUMBERS: NOT APPLICABLE
GRANTOR: LANCASTER, W.C. ROBERT, TRUSTEE OF THE WINIFRED
LANCASTER SURVIVOR'S TRUST DATED DECEMBER 15, 1989
GRANTEE: LANCASTER, W.C. ROBERT, A MARRIED MAN AS HIS SEPARATE
PROPERTY
ABBREVIATED LEGAL DESCRIPTION: LOT 102, RANCHO SAN JUAN DEL
MAR, SUBDIVISION #3, VOL 6, PGS 19-22
TAX PARCEL NUMBER: P68299 / 3974-000-102-0003
PROPERTY ADDRESS: 3244 BIZ POINT RD, ANACORTES, WA 98221

**FIDUCIARY'S DEED
(Bargain and Sale Deed)**

The undersigned Grantor, W.C. Robert Lancaster, Trustee of the Winifred Lancaster Survivor's Trust dated December 15, 1989, for the purpose of transferring property to the beneficiaries of an irrevocable trust and for good and valuable consideration in hand paid, hereby bargains, sells and conveys to Grantee, W.C. Robert Lancaster, a married man as his separate property, all of the trust's interest in the following real estate situated in County, Washington, legally described as follows ("Described Property"):

LOT 102, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3",
AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 19 TO
22, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON

SUBJECT TO all encumbrances, rights, restrictions, reservations,
exceptions, covenants and easements apparent or of record.

W.C. Robert Lancaster shall have a 100% interest in the real estate after this conveyance.

As required under WAC 458-61A-210(5)

Trustee's Name: W.C. Robert Lancaster, Trustee of the Winifred Lancaster Survivor's Trust dated December 15, 1989

Trustee's Address: 3244 Biz Point Rd.
Anacortes, WA 98221

Trustee's Telephone: 206-245-8495

Character of the trust: Testamentary Irrevocable Living Trust

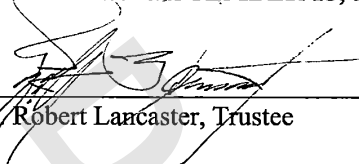
Nature and Reason for Transfer: Distribution of real property to the beneficiaries according to trust instrument.

Is the property encumbered with debt? Yes No

At this time, trustee may transfer to non-grantor? Yes No

Dated: 02/10/2024

THE WINIFRED LANCASTER SURVIVOR'S TRUST DATED DECEMBER 15, 1989


W.C. Robert Lancaster, Trustee

