

UNOFFICIAL SUBMITTED



201208160068
Skagit County Auditor

8/16/2012 Page 1 of 4 12:15PM

STATUTORY WARRANTY DEED

²⁴⁸⁹
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

GRANTORS: Evelyn P. Kirsch and Gregory H. Kirsch,
Tr. u/w John Bernard Kirsch
GRANTEE: The Kirsch Family Trust
TAX PARCEL NO. P56094, 3772-171-003-0006

AUG 16 2012

Amount Paid \$
Skagit Co. Treasurer
By Deputy

GRANTORS, Evelyn P. Kirsch and Gregory H. Kirsch, as sole Co-Trustees of the Trust created in the Will of John Bernard Kirsch, and Evelyn P. Kirsch and Gregory H. Kirsch as individuals, for and in consideration of a Mere Form or Change of Identity, convey and warrant to the Kirsch Family Trust the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein:

Lots 1, 2 , and 3 of Block 171, City of Anacortes, according to Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, TOGETHER WITH that portion of the North half of vacated alley in said block, adjoining Lots 1, 2, and 3.

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

DATED this 19th day of July, 2012.

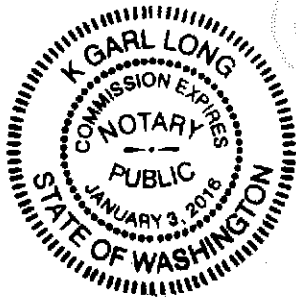
Evelyn P. Kirsch
As Co-Trustee of Tr. U/w John Kirsch,
and individually

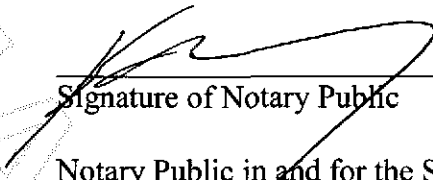
Gregory H. Kirsch
As Co-Trustee of Tr. U/w John Kirsch,
and individually

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Gregory H. Kirsch, under the attached Power of Attorney granted by Evelyn P. Kirsch, is the person who appeared before me, and said person acknowledged that he signed this instrument on behalf of Evelyn P. Kirsch, on oath stated that he was authorized to execute the instrument, and acknowledged it individually and as the Co-Trustee of the Trust created in the Will of John Bernard Kirsch, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 12 day of July, 2012.



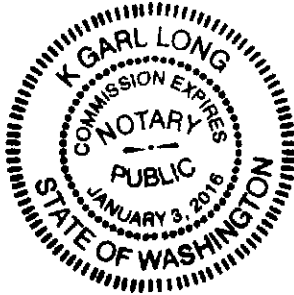

Signature of Notary Public

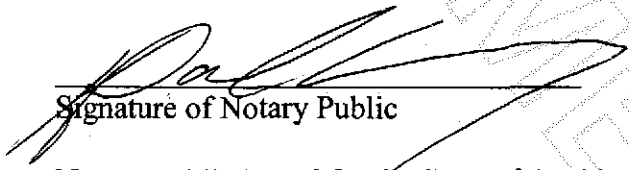
Notary Public in and for the State of Washington
Residing at Mount Vernon
My commission expires January 3, 2016

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Gregory H. Kirsch is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it individually and as the Co-Trustee of the Trust created in the Will of John Bernard Kirsch, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 12 day of July, 2012.




Signature of Notary Public

Notary Public in and for the State of Washington
Residing at Mount Vernon
My commission expires January 3, 2016



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DURABLE POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS: That **EVELYN P. KIRSCH** has made, constituted and appointed and by these presents does make, constitute and appoint **GREGORY H. KIRSCH** her true and lawful attorney for her and in her name, place and stead and for her use and benefit, to ask, demand, sue for, recover, collect and receive all such sums of money, debts, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever as are now or shall hereafter become due, owing, payable or belonging to her and have, use and take all lawful ways and means in her name or otherwise for the recovery thereof by attachments, arrests, distress or otherwise, and to compromise and agree for the same, and acquittances or other sufficient discharges for the same for her and in her name, to make, seal and deliver, to bargain, contract, agree for, purchase, receive and take lands, tenements, hereditaments and accept the seizing and possession of all lands, and all deeds and other assurances in the law therefor, and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements and hereditaments, upon such terms and conditions and under such covenants as he shall think fit. Also, to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, ware and merchandise, choses in action, and other property in her possession or in action, and to make, do and transact all and every kind of business of what nature and kind soever, and also for her and in her name and as her act and deed, to sign, seal, execute, deliver and acknowledge such deeds, leases and assignments of leases, covenants, indentures, agreements, mortgages, hypothecations, bottomries, charter parties, bills of lading, bills, bonds, notes, receipts, evidences of debt, releases and satisfaction of mortgage, judgments and other debts, and such other instruments of writing of whatever kind or nature as may be necessary or proper in the premises.

EVELYN P. KIRSCH hereby gives and grants unto her said attorney full power and authority to sell, assign, transfer, or do any other act concerning any stocks, bonds or other securities registered in her name which she may have or possess, and to transfer the same in any manner required by any corporation, company or law, and to make, draw or deposit checks on or into any accounts standing in her name.

EVELYN P. KIRSCH hereby gives and grants unto her said attorney the authority regarding the person of the principal to make all decisions concerning health care, including, but not limited to, medical procedures, diagnosis, care and treatment, choice of living accommodations and care facilities for the principal, if necessary, and provide for all other professional help and health care consultants.



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EVELYN P. KIRSCH hereby gives and grants unto her said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as she

might or could do if personally present, EVELYN P. KIRSCH hereby ratifying and confirming all that her said attorney shall lawfully do or cause to be done by virtue of these presents.

THIS IS A DURABLE POWER OF ATTORNEY and shall not be affected by the incompetency of the Grantor.

Evelyn P. Kirsch
EVELYN P. KIRSCH

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 16 day of June, 1995, personally appeared before me EVELYN P. KIRSCH, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year first above written.

D. E. WEBER
STATE OF WASHINGTON
NOTARY PUBLIC ~~FRANK A. GERAGHTY, JR.~~ DONALD E. WEBER
MY COMMISSION EXPIRES ~~7/1/98~~
NOTARY PUBLIC in and for the State
of Washington, residing at ~~Seattle~~ ANAHEIM

My Commission Expires: April 19, 1998



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