



202010070154

10/07/2020 03:36 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

After Recording Return To:

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20204118
OCT 07 2020

Amount Paid \$
Skagit Co. Treasurer
By *MJ* Deputy

STATUTORY WARRANTY DEED

GRANTOR: **LORIE J. SMITH**, Individually and as Personal Representative of the **Estate of FREDERIC J. SMITH, Deceased**

GRANTEE: **LORIE J. SMITH**, Trustee of the **LORIE J. SMITH SURVIVOR'S TRUST, uad April 1, 1994**

Abbreviated Legal: Lot 1, Skagit County S/P No. 98-0001, AFN 200608040036, PTN SW ¼ SEC 17, TWP 34 N, R 2 E W.M.
Unit 2, Fidalgo Sunrise Condominium, AFN 200801140113, PTN BLK 7, J M MOORE'S TO ANACORTES

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 4109-001-900-0400 (P124853)
4947-000-002-0000 (P127069)

THE GRANTOR, **LORIE J. SMITH**, individually and in her capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of FREDERIC J. SMITH, Deceased**, under Skagit County Cause No. 19-4-00288-29, in non pro rata distribution of said Estate, hereby conveys and warrants to the GRANTEE, **LORIE J. SMITH**, Trustee of the **LORIE J. SMITH SURVIVOR'S TRUST, uad April 1, 1994**, all of Grantor's right, title,

Statutory Warranty Deed

and interest, together with all after-acquired title, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED: October 5, 2020.

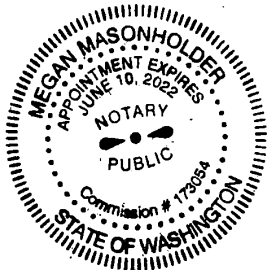
Lorie J. Smith

LORIE J. SMITH, Individually and as Personal Representative of the **Estate of FREDERIC J. SMITH, Deceased**

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **LORIE J. SMITH** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the **Estate of FREDERIC J. SMITH, Deceased**, 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 5th day of October, 2020.



Megan Masonholder

Printed Name MEGAN MASONHOLDER
NOTARY PUBLIC in and for the State of Washington
My Commission Expires June 10, 2022

Statutory Warranty Deed

EXHIBIT "A"Legal Descriptions:4109-001-900-0400 (P124853)

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 98-0001 as approved August 2, 2006, and recorded August 4, 2006, under Auditor's File No. 200608040036, records of Skagit County, Washington; being a portion of the Southwest Quarter of Section 17, Township 34 North, Range 2 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

4947-000-002-0000 (P127069)

Unit Two, "FIDALGO SUNRISE CONDOMINIUM," a Condominium Survey and Plans recorded January 14, 2008, under Auditor's File No. 200801140113, Declaration of Condominium recorded January 14, 2008, under Auditor's File No. 200801140132, being a portion of Lots 11 through 13, inclusive, Block 7, "J.M. MOORE'S ADDITION TO ANACORTES," as per plat recorded in Volume 1 of Plats, page 32, records of Skagit County, State of Washington.

Situate in the County of Skagit, State of Washington.

FILED

Skagit County Clerk
Skagit County, WA
08/28/19

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of FREDERIC J SMITH:	No. 19-4-00288-29 LETTERS TESTAMENTARY
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I. BASIS

1.1 The last will of FREDERIC J SMITH late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 28, 2019.

1.2 In that will LORIE J SMITH is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT LORIE J SMITH is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 28th day of August, 2019.

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
 | ss
COUNTY OF SKAGIT |

I, MELISSA BEATON, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on August 28, 2019.

I further certify that these letters are now in full force and effect.

DATED: August 29, 2019

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

