

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:

Dawn Tinsley  
20391 O'Leary Road  
Mount Vernon, WA 98273

### ASSIGNMENT OF DEED OF TRUST

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**Reference No.:** 201802200092 (Deed of Trust)

**GRANTOR:** **DAWN TINSLEY**, formerly known as  
**DAWN MURPHY**, as Personal Representative of the  
**ESTATE OF DONALD MAGNUSON**, Deceased

**GRANTEE:** **DAWN TINSLEY**, individually

**Abbreviated Legal:** Ptn. NE ¼ Section 19, Township 34, Range 4 E.W.M.

**Additional Legal on page:** Exhibit "A"

**Assessor's Tax Parcel No.:** P54828 / 3767-006-004-0000

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FOR VALUE RECEIVED, the undersigned beneficiary, **DAWN TINSLEY**, formerly known as **DAWN MURPHY**, as Personal Representative of the **ESTATE OF DONALD MAGNUSON, Deceased**, under King County Superior Court Cause No. 18-4-00646-2, as Assignor, hereby assigns and transfers to **DAWN TINSLEY**, individually, as Assignee, all beneficial interest under that certain Deed of Trust executed by **RANULFO LOPEZ VELASCO** and **ESTHER VELASCO GARCIA**, a married couple, as Grantor, to **LAND TITLE COMPANY OF SKAGIT COUNTY**, a corporation, as Trustee, recorded February 20, 2018, under Auditor's File Number 201802200092, records of Skagit County, Washington, describing land therein as:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

This Assignment of Deed of Trust includes all interest in the Note or Notes therein described or referred to, together with any and all modifications and amendments thereto, all interest on

ASSIGNMENT OF DEED OF TRUST - 1

the money due and to become due thereon, and all rights accrued or to accrue or secured under such Deed of Trust. In the event of any conflict or inconsistency between this assignment and the "Assignment of Promissory Note and Deed of Trust" the terms of the latter shall prevail.

DATED: January 2, 2024.

**ASSIGNOR:**

**ESTATE OF DONALD W. MAGNUSON,  
Deceased**

*Dawn Tinsley / Dawn Murphy PR*

By: Dawn Tinsley, f/k/a Dawn Murphy  
Its: Personal Representative

**ASSIGNEE:**

*Dawn Tinsley*

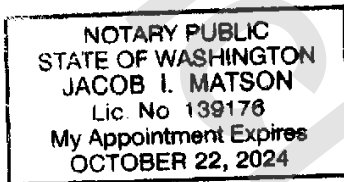
**DAWN TINSLEY**, individually

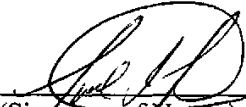
*(Acknowledgements follow.)*

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **DAWN TINSLEY** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 2, 2024.

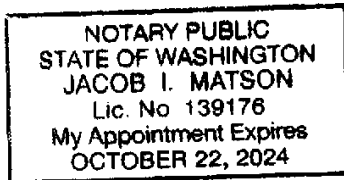


  
\_\_\_\_\_  
(Signature of Notary)  
Jacob I. Matson  
\_\_\_\_\_  
(Legibly Print or Type Name of Notary)  
My appointment expires: 10/22/2024

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **DAWN TINSLEY**, formerly known as **DAWN MURPHY**, is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **ESTATE OF DONALD W. MAGNUSON, Deceased**, to be her free and voluntary act, for the uses and purposes mentioned in the instrument.

DATED: January 2, 2024.




  
\_\_\_\_\_  
(Signature of Notary)  
Jacob I. Matson  
\_\_\_\_\_  
(Legibly Print or Type Name of Notary)  
My appointment expires: 10/22/2024

Exhibit "A"  
Legal Description

LOT 4, EXCEPT THE WEST 10 FEET THEREOF; LOT 3; AND LOT 2, EXCEPT THE EAST 10 FEET THEREOF, BLOCK 6, "WEST MOUNT VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 81, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT "A"

Case Number: 18-4-00646-2  
Date: August 23, 2023  
Serial ID: 23-135523-33557732W  
Certified By: Catherine Cornwall  
King County Clerk, Washington

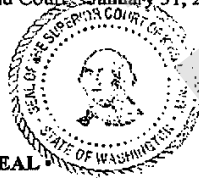
**FILED**  
2018 JAN 31 AM 9:14  
KING COUNTY  
SUPERIOR COURT CLERK  
SEATTLE, WA

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON  
COUNTY OF KING

IN RE THE ESTATE OF  DONALD WAYNE MAGNUSON   DECEASED	NO: 18-4-00646-2 SEA  LETTERS TESTAMENTARY  (LTRTS)
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The last will of the above named decedent was duly exhibited, proven and filed on January 31, 2018 . It appears in and by said will that: DAWN MURPHY is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court January 31, 2018.



BARBARA MINER  
King County Superior Court Clerk

By: *[Signature]*, Deputy Clerk  
L. PAIT

• NOT OFFICIAL WITHOUT SEAL •

Case Number:	18-4-00646-2
Date:	August 23, 2023
Serial ID:	23-135523-3355517S2W
Certified By:	Catherine Cornwall King County Clerk, Washington

I, CATHERINE CORNWALL, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this Seal of said Superior Court at my office at Seattle.



Catherine Cornwall, King County Clerk



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Serial ID: 23-135523-3355517S2W

This document contains 1 page plus this sheet, and is a true and correct copy of the original that is of record in the King County Clerk's Office. The copy associated with Serial ID will be displayed by the Clerk.