



201607220206

Skagit County Auditor

\$76.00

7/22/2016 Page

1 of

4 4:17PM

After Recording Mail To:
 Jayne Marsh Gilbert
 Gilbert & Gilbert Lawyers, Inc.
 314 Pine St., Ste 211
 Mount Vernon, WA 98273

QUIT CLAIM DEED

THE GRANTOR, JOHN KAMB as Trustee duly appointed by the court pursuant to the July 22, 2016 Order attached hereto and incorporated herein by this reference, and for no monetary consideration, conveys, and quit claims to FELICE SALDIVAR as personal representative of the Estate of JOHN B. SALDIVAR, all Grantor's interest and any after acquired right, title, and interest in and to real property, legally described as follows:

Lot 5 and the East 1/2 of Lot 6, Block 103, "PLAT OF THE TOWN OF SEDRO"
 as per plat recorded in Volume 1 of Plats, Page 18, records of Skagit County,
 Washington.

Situate in the County of Skagit, state of Washington.
 Skagit County Assessor's Parcel Nos. P76201 / 4152-103-006-0012

DATED this 23 day of July 2016.


 JOHN KAMB, Special Trustee


STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

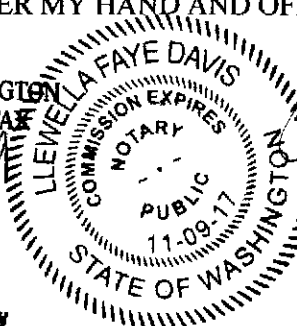
I hereby certify that I know, or have satisfactory evidence, that John Kamb as Special Trustee appointed by the Court on July 22, 2016 is the person who executed the within and foregoing instrument, and acknowledged that he signed the same in accordance with said court order, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 22nd day of July 2016.

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

JUL 22 2016

Amount Paid \$
 Skagit Co. Treasurer
 By  Deputy




 NOTARY PUBLIC in and for the
 State of Washington

Residing at Mount Vernon
 My commission expires: 11/09/17

1 I, MAVIS E. BETZ, Clerk of the Superior Court of
2 the State of Washington, for Skagit County, do
3 hereby certify that this is a true copy of the original
4 now on file in my office. Dated 7-22-16

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2016 JUL 22 AM 9:20



MAVIS E. BETZ, County Clerk

By: Sherry Kress
Deputy Clerk

7 **IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**

8
9 IN RE THE MATTER OF THE ESTATE OF:)
10)
11)

Case No.: 15-4-00244-9

12 JOHN B. SALDIVAR,

ORDER RECONVEYING PROPERTY
TO ESTATE

[RCW 7.28.010]

13 Deceased.)
14)

15 **THE COURT**, having heard and considered the Petition for Reconveyance of the
16 property located at 617 Alexander Street, Sedro Woolley, WA 98284, legally described as:

17 Lot 5 and the East 1/2 of Lot 6, Block 103, "PLAT OF THE
18 TOWN OF SEDRO", SKAGIT COUNTY, WASHINGTON,
19 as per Plat recorded in Volume 1 of Plats, page 18, records of
20 Skagit County, Washington

21 to the Estate of JOHN B. SALDIVAR and the argument of counsel and pleadings herein

22 **FINDS:**

- 23 1. The real property described above is the only asset in the estate;
- 24 2. That YOLANDA COULSON conveyed the property to herself while appointed
25 Personal Representative of the Estate of JOHN B. SALDIVAR;
- 26 3. That YOLANDA COULSON has ignored all previous orders of this Court;
- 27
28

Order to Reconvey Real Property - I

ORIGINAL

Gilbert and Gilbert Lawyers, Inc. PS
314 Pine St. / Matheson Building #208
Mount Vernon, WA 98273
(360) 336-9515

1
2 4. That the Respondent, FELICE SALDIVAR, has a family award of \$125,000.00 that
3 can only be satisfied, in part or full, by the sale of the said property;

4
5 5. That the Deutsche Bank Trust Company America is due to foreclose on the
6 property, making time of the essence in this matter;

7
8 6. That there is a current offer on the property of \$95,000.00 due to close on July 29,
2016;

9
10 7. That YOLANDA COULSON did not appear;

11
12 8. That it is necessary to appoint a Trustee to reconvey the property back to the Estate
of JOHN B. SALDIVAR.

13 **AND ORDERS:**

14
15 1. The property located at 617 Alexander Street, Sedro Woolley, WA 98284 shall be
reconveyed to the Estate of JOHN B. SALDIVAR. Said property legally described as:

16 Lot 5 and the East ½ of Lot 6, Block 103, "PLAT OF THE
17 TOWN OF SEDRO", SKAGIT COUNTY, WASHINGTON,
18 as per Plat recorded in Volume 1 of Plats, page 18, records of
19 Skagit County, Washington

20
21 2. The appointment of John Kaub as Trustee to reconvey
the said property to the ESTATE OF JOHN B. SALDIVAR.


22
23 3. An award of attorney fees and costs to the Petitioner in the amount of
\$ TBD.

24
25 4. _____
26 _____
27 _____
28

1 DONE IN OPEN COURT on July 22, 2016

2
3 
4 Superior Court Judge

5 Presented by:

6 

7 Jayne Marsh Gilbert, WSBA#24656

8 Attorney for Felice Saldivar, Personal Representative

9 GILBERT & GILBERT LAWYERS, INC., P.S.

10 314 Pine Street #208

11 Mount Vernon, WA 98273

12 (360)336-9515

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28 Order to Reconvey Real Property - 3

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