

Filed for Record at Request of &
When Recorded Return To:
Judy Edwards
9928 Marine View Drive
Mukilteo, WA 98275



Skagit County Auditor
5/25/2017 Page

1 of 3 9:46AM \$75.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172262
MAY 25 2017

Amount Paid \$0
Skagit Co. Treasurer
By *rum* Deputy

ADMINISTRATOR/PERSONAL REPRESENTATIVE'S DEED

(Upon Distribution from Intestate Estate
of Community Real Property
to Decedent's Surviving Spouse)

Grantor: Mary Theresa Frank, Administrator of the Estate of Joseph Allan Frank
Grantee: Mary Theresa Frank
Abbreviated Legal Descr.: (2.6500 ac) LAKESIDE ESTATES, LOT 1, ACRES 2.65
Parcel No.: P96069

1. Grantor. I, MARY THERESA FRANK, am the duly appointed, qualified, and acting Administrator/Personal Representative of the Estate of JOSEPH ALLAN FRANK, Deceased, King County, Washington, Superior Court Case No. 17-4-01466-1 SEA.

2. Grantee. The Grantee is MARY THERESA FRANK.

3. Decedent's Estate. Decedent JOSEPH ALLAN FRANK died intestate on January 15, 2017. On March 3, 2017, Grantor was appointed Administrator/Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Surviving Spouse. Grantee is the surviving spouse of Decedent and as such is entitled to all of decedent's interest in the community property of decedent.

5. Real Property. Among the assets of Decedent's estate is Decedent's one-half community property interest in the following described real property located in Skagit County, Washington:

(2.6500 ac) LAKESIDE ESTATES, LOT 1, ACRES 2.65

More commonly known as: 22566 State Route 9, Mount Vernon, WA 98274.

Assessor's Property Tax Parcel/Account Number: P96069.

6. **Consideration.** This conveyance is made in consideration of Mary Theresa Frank being Decedent's surviving spouse.

7. **Conveyance of Decedent's Half Interest.** Grantor conveys, grants, and quitclaims to MARY THERESA FRANK an undivided one-half interest in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's one-half interest in the real property at his/her death.

8. **Confirmation of Surviving Spouse's Half Interest.** Grantor also confirms and quitclaims to MARY THERESA FRANK an undivided one-half interest in the real property described in this Deed, which interest represents the interest of MARY THERESA FRANK as the surviving spouse of Decedent in the community property of Decedent and Mary Theresa Frank at Decedent's death.

DATED: May 18, 17

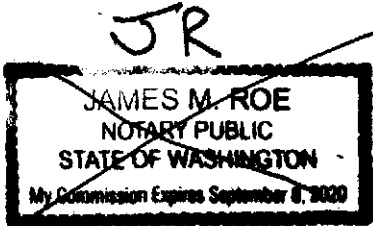
Estate of JOSEPH ALLAN FRANK, Deceased

By: Mary Theresa Frank
Mary Theresa Frank, Administrator/Personal Representative

STATE OF WASHINGTON)
 Snohomish) ss.
COUNTY OF ~~SKAGIT~~ OR)

On this day personally appeared before me Mary Theresa Frank, known or proved to me to be the individual described in and who executed the within and foregoing **Administrator/Personal Representative's Deed**, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

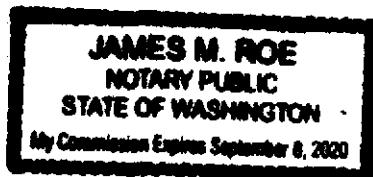
GIVEN under my hand and official seal on: May 18th, 2017



Signature James M. Roe
Printed Name

NOTARY PUBLIC for Washington

Residing at: Lake Stevens



My appointment expires on: September 08, 2020

UNOFFICIAL

FILED

2017 MAR -3 PM 3:07

KING COUNTY
SUPERIOR COURT CLERK
SEATTLE, WA

CERTIFIED
COPY

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

IN RE THE ESTATE OF <u>JOSEPH ALLAN FRANK</u> DECEASED.	NO: 17-4-01466-1 SEA LETTERS OF ADMINISTRATION (LTRAD)
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The above named decedent died intestate leaving property in Washington State subject to administration.

MARY THERESA FRANK is appointed by the Court as Administrator(s) and authorized to administer the estate according to law.

WITNESS my hand and seal of said Court: March 3, 2017.

BARBARA MINER
King County Superior Court Clerk



By: _____ Deputy Clerk
A. GALLARDO

I BARBARA MINER Clerk of the Superior Court of the State of Washington for King County do hereby certify that this copy is a true and perfect transfer of said original as it appears on file and of record in my office and of the who thereof IN TESTIMONY WHEREOF I have affixed this seal of said Superior Court at my office at Seattle on this date:

MAR 03 2017

BARBARA MINER Superior Court Clerk

A. GALLARDO

By: _____
Deputy Clerk



DO NOT SIGN HERE