



201707100129

Skagit County Auditor

\$75.00

7/10/2017 Page

1 of

3

1:18PM

When Recorded Return to:

Richard Hughes
415 N. 4th Street
Mount Vernon, WA 98273

QUIT CLAIM DEED

Grantor: The Estate of Thomas L. Brown, Skagit County Superior Court Cause No. 14-4-00410-9 by the Estate's Personal Representative Ted Brown and through his attorney Richard Hughes.

Grantee: TLB Family Properties, LLC.

The above identified Grantor, quit claims to Grantee, its interest in the property commonly described 19163 W. Big Lake Blvd. Mount Vernon, WA 98274 with Skagit County Parcel No. P53572, located in Skagit County, Washington.

p 62139 5.13.

Legal Description:

That portion of Lot 114 of "THE FIRST ADDITION TO THE BIG LAKE WATER FRONT TRACTS," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County Washington described as follows:

Commencing at the Northwest Corner of Lot 114 of "THE FIRST ADDITION TO THE BIG LAKE WATER FRONT TRACTS," Section 7, Township 33 North, Range 5 East W.M.; thence South 87°49'30" East for a distance of 280.73 feet to a point on the East line of the County Road, as conveyed to Skagit County by deed recorded April 20, 1956, under Auditor's File No. 534812, said point being the true point of beginning; thence South 33°17'20" West along the East line of said Road for a distance of 35.04 feet; thence South 49'30" East for a distance of 228.40 feet; thence South 13°56'58" East for a distance of 135 feet, more or less, to the edge of Big Lake; thence along the edge of Big Lake in a Northeasterly direction to a point that is South 87°49'30" East and 401.49 feet from the true point of beginning; thence North 87°49'30" West for a distance of 401.49 feet to the true point of beginning, also known as Lot A of Skagit County Short Plat 42-73, approved October 1, 1973.

Situate in the County of Skagit State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173124

JUL 10 2017

Amount Paid \$ 6546.50
Skagit Co. Treasurer
By *Mdm* Deputy

UNOFFICIAL DOCUMENT

[Signature]

Richard Hughes, Power of Attorney
For Ted Brown, Personal Representative
For The Estate of Thomas L. Brown
Cause No. 14-4-00410-9

DATE 7-10-17

[Signature]

Richard Hughes, Power of Attorney
For Grantee TLB Family Properties, LLC.

DATE 7-10-17

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Richard Hughes as Power of Attorney on behalf of the Personal Representative for the Estate of Thomas L Brown, and as Power of Attorney for TLB Family Properties, LLC., is the person who appeared before me, and said person acknowledges that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-10-17

[Signature]

Notary Public in and for the State of Washington
Residing at MT. VERNON SKAGIT County
My appointment expires:

DANE MERGENS
Notary Public
State of Washington
My Appointment Expires
Mar 29, 2021

DANE MERGENS
Notary Public
State of Washington
My Appointment Expires
Mar 29, 2021

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

ESTATE OF: THOMAS L. BROWN, SR., <p style="text-align: right;">Deceased</p>	CASE NO. 14-4-00410-9 LETTERS TESTAMENTARY
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1.1 The last will of THOMAS L. BROWN, SR., late of Skagit County was duly exhibited proven and recorded in this court on NOVEMBER 25, 2014..

1.2 In that will THEODORE T. BROWN named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT THEODORE T. BROWN is authorized by this court to execute the will of the above decedent according to law.

DATED NOVEMBER 25, 2014

NANCY SCOTT
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY KRISTEN DENTON, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT))

I, NANCY SCOTT, 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 NOVEMBER 25, 2014.

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

DATED 11/25/14 NANCY SCOTT
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *Kristen Denton* Deputy Clerk

