



201804120084

Skagit County Auditor

\$78.00

4/12/2018 Page

1 of

5 4:08PM

Return Address:  
Souders Law Group  
913 7th Street  
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181465

APR 12 2018

Amount paid \$0  
Skagit Co. Treasurer  
By *BT* Deputy

DOCUMENT TITLE: **PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**GRANTOR: **ESTATE OF JOHN A. FLAUDING**GRANTEE(s): **JOHN A. FLAUDING TESTAMENTARY TRUST**

LEGAL DESCRIPTION: SEE BELOW

ASSESSOR'S TAX/PARCEL NUMBERS: **P40549 / 350533-1-001-0200**

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**PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

THE UNDERSIGNED Grantor, Jeffrey K. Flauding, in his capacity as the duly appointed, qualified and acting Personal Representative of the Estate of John A. Flauding, deceased, said Estate holding an undivided interest in the below described property, and said Estate being probated under Skagit County Probate Cause Number 03-4-00077-9, and the Grantor acting not in his individual capacity, for and in consideration of distribution under the Will of the decedent as filed in said probate cause, hereby grants, bargains, sells and conveys to Joan King, AS TRUSTEE of the John A. Flauding Testamentary Trust, the Estate's one-half undivided interest in the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the Grantor herein:

**PARCEL A:**

THAT PORTION OF THE NORTHEAST QUARTER IN SECTION 33,  
TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID  
SUBDIVISION, THENCE NORTH 88°26'49" EAST 728.13 FEET;  
THENCE SOUTH 00°33'37" WEST 910.00 FEET TO THE TRUE  
POINT OF BEGINNING; THENCE NORTH 89°19'42" EAST 49.71

FEET; THENCE SOUTH  $00^{\circ}33'37''$  WEST 1085.15 FEET; THENCE SOUTH  $89^{\circ}25'29''$  WEST 199.99 FEET; THENCE NORTH  $00^{\circ}33'37''$  EAST 1084.81 FEET; THENCE NORTH  $89^{\circ}19'42''$  EAST, 150.29 FEET TO THE TRUE POINT OF BEGINNING.

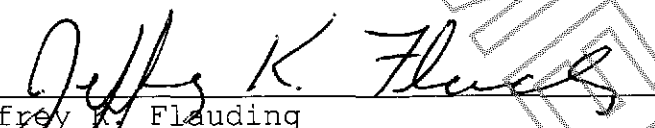
PARCEL B:

AN EASEMENT 100 FEET IN WIDTH FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH  $89^{\circ}25'29''$  WEST, ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 33, A DISTANCE OF 1,000.00 FEET; THENCE SOUTH  $3^{\circ}00'16''$  WEST 505 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE COUNTY ROAD KNOWN AS THE OLD DAY CREEK ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE; THENCE NORTH  $3^{\circ}00'16''$  EAST, 505 FEET MORE OR LESS TO THE EAST/WEST CENTERLINE OF SAID SECTION 33; THENCE CONTINUING NORTH  $3^{\circ}00'16''$  EAST 250.43 FEET; THENCE SOUTH  $89^{\circ}25'29''$  WEST PARALLEL TO SAID EAST/WEST CENTERLINE OF SECTION 33, A DISTANCE OF 420.00 FEET; THENCE NORTH  $0^{\circ}33'37''$  EAST 410.00 FEET; THENCE SOUTH  $89^{\circ}25'29''$  WEST, PARALLEL TO SAID EAST/WEST CENTERLINE OF SECTION 33, A DISTANCE OF 2,850 FEET TO THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.

The Grantor expressly limits the covenants of this Personal Representative's Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implication.

DATED this 22 day of March 2018.

  
\_\_\_\_\_  
Jeffrey K. Flauding  
Personal Representative of the Estate  
Of John A. Flauding, Deceased

STATE OF \_\_\_\_\_ )  
 : ss  
COUNTY OF \_\_\_\_\_ )

On this day personally appeared before me Jeffrey K. Flauding, to me known to be the individual described in and who executed the within and foregoing instrument as the Personal Representative of the Estate of John A Flauding, deceased, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes and in the capacity therein mentioned.

Given under my hand and official seal this \_\_\_\_\_ day of March 2018.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

NOTARY PUBLIC in and for the State of  
California, residing at \_\_\_\_\_.  
My commission expires: \_\_\_\_\_.

**SEE ATTACHED  
NOTARIAL CERTIFICATE**

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT**  
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Ventura

On March 22, 2018 before me, Jasmine Janae Threats, Notary Public  
personally appeared Jeffrey Keith Flauding

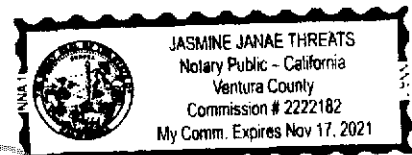
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary Public

Notary Seal



**ADDITIONAL OPTIONAL INFORMATION**

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_  
Additional Information: \_\_\_\_\_

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
02/13/18

**IN RE THE ESTATE OF JOHN ARVIL  
FLAUDING:**

No. 03-4-00077-9

DECEASED.

LETTERS TESTAMENTARY

**I. BASIS**

1.1 The last will of JOHN ARVIL FLAUDING late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 28, 2003 .

1.2 In that will JEFFREY K FLAUDING is named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT JEFFREY K FLAUDING is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 13th day of February, 2018.

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON )

) ss

COUNTY OF SKAGIT )

I, MAVIS BETZ, 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 February 13, 2018.

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

DATED: February 13, 2018

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

