

POOR ORIGINAL

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191320

APR 12 2019

Amount Paid \$ 8121.80
Skagit Co. Treasurer
By *man* Deputy



201904120107

04/12/2019 04:02 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

DOCUMENT TITLE:	FIDUCIARY DEED
REFERENCE NUMBER(S):	
GRANTOR(S):	PRIVATE CLIENT REPRESENTATIVES, SUCCESSOR TRUSTEE
GRANTEE(S):	JORDAN BROWN AND LINDSAY BROWN, a married couple
LEGAL DESCRIPTION:	Lot 3, SP #149-79, AF #8001250005; Ptn TR.4, Survey AF #808738: Both Being Ptn SE SE, 32- 36-4
Assessor's Parcel Nos.	360432-4-006-0705, P50533 and 360432-4-006- 0800, P101525

Land Title and Escrow
01-171173-OE

FIDUCIARY BARGAIN AND SALE DEED

THE GRANTOR(S): PRIVATE CLIENT REPRESENTATIVES, SUCCESSOR TRUSTEE
OF THE LANE S. HILSINGER TRUST U/A DTD JUNE 24, 1991, for and in consideration of
TEN dollars (\$10.00) and other valuable consideration in hand paid, grants, bargains, sells,
conveys and confirms to JORDAN BROWN and LINDSAY BROWN, a married couple,
GRANTEE(S), the following described real estate situated in Skagit County, Washington:

PARCEL "A":

Lot 3 of Short Plat No. 149-79 as approved January 23, 1980 and recorded
January 25, 1980, in Volume 4 of Short Plats, page 24, under Auditor's File
No. 8001250005, records of Skagit County, Washington; being a portion of
the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 36 North,
Range 4 East, W.M. Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East 75 feet as measured along the North line of Tract 4 as shown on
record of Survey recorded October 11, 1974, in Volume 1 of Surveys, page
95, under Auditor's File No. 808738, records of Skagit County,
Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of
Section 32, Township 36 North, Range 4 East, W.M. Situate in the County
of Skagit, State of Washington

Tax Parcel Number(s): 360432-4-006-0705, P50533 and 360432-4-006-0800, P101525

The grantor, as the Successor Trustee of the Lane S. Hilsinger Trust u/a dtd June 24, 1991,
having been appointed in Cause No. 95-4-02983-1 SEA in King County Superior Court of
Washington, and not in Grantor's individual capacity, for itself and for its successors in
interest, covenants that against all persons whomsoever lawfully claiming or to claim by,
through or under said grantor and not otherwise, it will forever warrant and defend the said

Dated April 4th, 2019

described real estate and excludes all covenants arising or to arise by statutory or other implication.

PRIVATE CLIENT REPRESENTATIVES,

By: Denise Meador, Director
Denise Meador, Director
Successor Trustee of the Lane S. Hilsinger Trust u/a
dtd June 24, 1991

STATE OF WASHINGTON

ss.

COUNTY OF SNOHOMISH

On this day personally appeared before me Denise Meador, to me known to be a director of Private Client Representatives, the Successor Trustee of the Lane S. Hilsinger Trust u/a dtd June 24, 1991, who executed the within and foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of such Trustee for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute this instrument on behalf of said Trust.

Dated: 04-10-2019

Jennifer Tweten
Notary name printed or typed: Jennifer Tweten
Notary Public in and for the State of Washington
Residing at Shawnee, WA
My appointment expires: 11-10-2022

