

AFTER RECORDING MAIL TO:

Sonia E.B. Triana , Trustee
3316 Alabana Circle
Costa Mesa, CA 92626

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-175377-OE
Land Title and Escrow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5350
Dec 11 2019
Amount Paid \$6235.00
Skagit County Treasurer
By Diane Jones Deputy

Statutory Warranty Deed

THE GRANTORS Terri Breckenridge, Administer of the Estate of Aaron C. Frank, deceased, Superior Court of the State of Washington, Skagit County, Probate Cause No. 19-4-00284-29; subject to the right, title and interest of the estate of Audrey A. Frank, deceased, Julie Seidel appointed Administer on August 13, 2019, Superior Court of the State of Washington, Skagit County, Probate Cause No. 19-4-00275-29 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SONIA ELIZABETH TRIANA, TRUSTEE OF THE SONIA ELIZABETH TRIANA 2019 TRUST, DATED AUGUST 13, 2019 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lots 19 & 20, Blk 52, Anacortes.

Lots 19 and 20, Block 52, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number(s): 3772-052-020-0007, P55225

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-175377-OE.

Dated December 10, 2019

The Estate of Aaron C. Frank

Terri Breckenridge
By: Terri Breckenridge, Personal Representative

The Estate of Audrey A. Frank

Julie Seidel
By: Julie Seidel, Personal Representative

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Terri Breckenridge is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the Personal Representative of The Estate of Aaron C. Frank to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/10/2019

Kari A. Pittenridge
Notary Public in and for the State of Washington
Residing Oak Harbor
My appointment expires: 7/16/2021

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Julie Seidel signed this instrument, on oath stated that he/she/they are authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Audrey A. Frank to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12/10/2019

Kari A. Pittenridge
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 7/16/2021

