

202004060121

04/06/2020 12:59 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After recording mail to:

Stiles Law Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2020 1238
APR - 6 2020

Amount Paid \$ 0
Skagit Co. Treasurer

By HHS Deputy

Grantor(s): Rebecca Patricia Jaffers, Personal Representative of the Estate of Angelica Edna Jaffers
Grantee(s): Teresa Irene Jaffers, Gregory John Jaffers, Rebecca Patricia Jaffers, and Alexander (Dion) Jaffers as Co-Trustees of Trust A and as Co-Trustees of Trust B of the Imbrosamos Living Trust dated 11/29/2012 As Amended
Assessor's Tax Parcel #: P70882 / 4064-000-004-0001
P43661 / 350810-0-042-0009

PERSONAL REPRESENTATIVE'S DEED

- 1. GRANTOR.** The undersigned Grantor, Rebecca Patricia Jaffers, is the duly appointed, qualified and acting personal representative of the Estate of Angelica Edna Jaffers, deceased.
- 2. ESTATE.** Angelica Edna Jaffers died on October 5, 2015. On November 20, 2019 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 19-4-00379-29.
- 3. NONINTERVENTION POWERS.** By Order of Solvency entered on November 20, 2019 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
- 4. DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Angelica Edna Jaffers was the real property described as follows:

A tract of land in the Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) of Section Ten (10), Township thirty-five North (35N) of Range eight east (8E) of the Willamette Meridian, lying and being within the following described boundaries: beginning at a point twenty feet (20 ft) east (E) of the Northwest (NW) corner of the Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) of said Section Ten (10), Township thirty-five north (35N) of Range eight east (8E) of the Willamette Meridian; thence South (S) two hundred eighty-eight (288) feet to a point twenty (20) feet East (E) of the West (W) line of said Northwest quarter (NW ¼) of Southeast quarter (SE ¼); thence East (E) four hundred eighty (480) feet; thence North (N) two hundred eighty-eight (288) feet; thence West (W) four hundred eighty (480) feet to a point of beginning, as modified by warranty deed Secondary State Highway No. 17-A Concrete, vicinity dated May 1955, State of Washington.

5. **CONVEYANCE:** Pursuant to the 3/06/2020 signed Order Authorizing The Personal Representative To Transfer Real Property filed under Skagit County Superior Court Cause No. 19-4-00379-29, grantor hereby conveys and quitclaims a one-half interest (50%) of the above described property to Teresa Irene Jaffers, Gregory John Jaffers, Rebecca Patricia Jaffers, and Dion Jaffers as Co-Trustees of Trust A of the Imbrosamos Living Trust Dated 11/29/2012 As Amended, and a one-half interest (50%) of the above described property to Teresa Irene Jaffers, Gregory John Jaffers, Rebecca Patricia Jaffers, and Dion Jaffers as Co-Trustees of Trust B of the Imbrosamos Living Trust Dated 11/29/2012 As Amended, together with all after acquired title of the grantor therein.

6. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated: March 17, 2020.

Rebecca Patricia Jaffers
Rebecca Patricia Jaffers
Personal Representative of the Estate of
Angelica Edna Jaffers, deceased, and not in
her individual capacity

STATE OF Virginia)
COUNTY OF Fairfax) ss.

On this 17th day of March, 2020, before me, the undersigned, a Notary Public in and for the State of Virginia, duly commissioned and sworn, personally appeared Rebecca Patricia Jaffers, to me known to be the individual who signed as Personal Representative of the Estate of Angelica Edna Jaffers, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Ekin Deniz Dinc
Commonwealth of Virginia
Notary Public
Commission No: 7856290
My Commission Expires: April 30/2023

[Signature]

NOTARY PUBLIC in and for the
State of Virginia
residing at: 10332 Main St Fairfax VA 22031
My appointment expires: April 30, 2023

I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 3/30/2020

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

19-4-00379-29
DRAU 20
Order Authorizing
7849118



MELISSA BEATON, County Clerk

2020 MAR -6 AM 9:03

By: *[Signature]*
Deputy Clerk



ORIGINAL

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

ESTATE OF

CAUSE NO. 19-4-00379-29

ANGELICA EDNA JAFFERS,

ORDER AUTHORIZING THE
PERSONAL REPRESENTATIVE TO
TRANSFER REAL PROPERTY

DECEASED

THIS MATTER coming on before the undersigned judge of the above-entitled Court on the date indicated, the Personal Representative having given notice to the known heirs by best efforts, NOW, THEREFORE,

IT IS HEREBY ORDERED:

1. The Motion to Authorize Transfer of Real Estate is granted;
2. Angelica Edna Jaffers and Harry Jaffers held community property interest

in the real property located at

Address	Parcel No.
45450 State Route 20 Concrete, WA 98237	P43661 350810-0-042-0009
Skagit County Vacant land	P70882 4064-000-004-0001

3. Any and all of Harry Jaffers' interest in the real property above mentioned shall be transferred to the Imbrosamos Living Trust A (the Surviving Trustor's Share);

4. Any and all of Angelica Edna Jaffers' interest in the real property above mentioned shall be transferred to the Imbrosamos Living Trust B (the Deceased Trustor's Share);

ORDER AUTHORIZING
TRANSFER OF REAL PROPERTY - page 1

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ATTORNEYS AT LAW
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SEDRO WOOLLEY, WASHINGTON 98284
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5. The Personal Representative of the Estate of Angelica Edna Jaffers, Rebecca Jaffers, is authorized to execute any further documents and to take such further actions, as necessary to complete the transfer of the real property above mentioned;

IT IS FURTHER ORDERED

DATED: 3-6-20

Dave Needy
Judge

Presented by:

Tim

Timothy C. Lehr, WSBA #50807
Attorney for the Estate