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06/02/2020 03:44 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

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

**RE-RECORDING DEED TO CORRECT LEGAL DESCRIPTION  
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:

P43661 / 350810-0-042-0009  
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.

P70882 / 4064-000-004-0001  
**LOT 4, PLAT OF SUNRISE ADDITION, SKAGIT COUNTY,  
AS PER PLAT RECORDED IN VOLUME 4 OF PLATS,  
PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

202004  
JUN 02 2020

Amount Paid \$ 0  
Skagit Co. Treasurer  
By MA Deputy

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 17<sup>th</sup> 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

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
11/20/19

<b>Estate of ANGELICA EDNA JAFFERS:</b>	No. 19-4-00379-29  LETTERS TESTAMENTARY
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**I. BASIS**

- 1.1 The last will of ANGELICA EDNA JAFFERS late of TRAVIS County, State of TEXAS was duly exhibited proven and recorded in this court on November 20, 2019.
- 1.2 In that will REBECCA PATRICIA JAFFERS is named personal representative.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT REBECCA PATRICIA JAFFERS is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 20<sup>TH</sup> day of November, 2019.

MELISSA BEATON  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

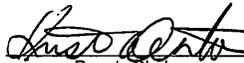
STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

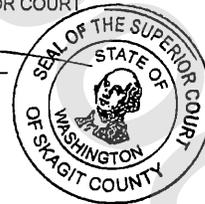
I, MELISSA BEATON, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on November 20, 2019.

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

DATED: November 21, 2019

MELISSA BEATON  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk



UNRECORDED DOCUMENT

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  
7849119  




MELISSA BEATON, County Clerk  
By:   
Deputy Clerk

2020 MAR -6 AM 9:03

ORIGINAL

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

ESTATE OF ANGELICA EDNA JAFFERS,  DECEASED	CAUSE NO. 19-4-00379-29  ORDER AUTHORIZING THE PERSONAL REPRESENTATIVE TO TRANSFER REAL PROPERTY
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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:

- The Motion to Authorize Transfer of Real Estate is granted;
- 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

STILES LAW INC., P.S.  
ATTORNEYS AT LAW  
P.O. BOX 228 - 825 METCALF STREET  
SEDRO WOOLLEY, WASHINGTON 98284  
(360) 855-0131 FAX (360) 856-2875

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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

ORDER AUTHORIZING  
TRANSFER OF REAL PROPERTY - page 2

STILES LAW INC., P.S.  
ATTORNEYS AT LAW  
P.O. BOX 228 - 925 METCALF STREET  
SEDOO WOOLLEY, WASHINGTON 98284  
(360) 855-0131 FAX (360) 866-2875

STATE OF WASHINGTON }  
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 11th day of May, 2020.

*Sandra Perkins*  
Auditor  
*[Signature]*  
Deputy Auditor

