

When recorded return to:

Cote Properties, LLC
715 W Division St.
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2649

Jul 15 2020

Amount Paid \$10675.00

Skagit County Treasurer

By Heather Beauvais Deputy

SPECIAL WARRANTY DEED
(Not Statutory)

01-166335-OE
Land Title

THE GRANTOR(S)

Raymond James Trust, N.A., as Successor Trustee of the Thornberg Living Trust, Dated 4-10-2015
P O Box 23559, Saint Petersburg, FL 33742 *M. Patricia

for and in consideration of FIVE THOUSAND AND 00/100 Dollars (\$5,000.00)

in hand paid, bargains, sells, and conveys to Cote Properties, LLC, a Washington Limited Liability Company

the following described estate, situated in the County of Skagit State of Washington:

Lots 1 to 8, inclusive, Block 5, "WEST MT. VERNON, SKAGIT CO.," as per plat recorded in Volume 2 of Plats, page 81, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel Number(s): P54826 / 3767-005-008-0008

Special Warranty Deed (Not Statutory)
LPB 16-09

Order No.: 20-6327-TW

Page 1 of 2

Dated: July 10th, 2020

*

Raymond James Trust, N.A., as Successor Trustee of the Thornberg Living Trust, dated 04/10/2015

* M. Patricia

By: Jill Hitch
 BY: Jill Hitch
 ITS: Vice President

STATE OF FLORIDA

COUNTY OF Pine Hills

ss.

I certify that I know or have satisfactory evidence that Jill Hitch, VP of Raymond James Trust as Trustee

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she authorized to execute the instrument and acknowledge it as the _____ of _____

_____ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument. Acknowledged

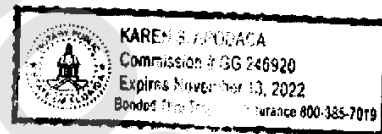
in my physical presence
 Dated: July 10, 2020

Notary name printed or typed: Karen B. Poodaca

Notary Public in and for the State of FL

Residing at _____

My appointment expires: 11/13/2022



CERTIFICATION OF TRUST

On April 10, 2015, Grantor established The M. Patricia Thornberg Living Trust with Mary Patricia Thornberg as Grantor and Trustee of the Trust.

The Trustee of that Trust hereby certifies that the following constitutes a true and correct certification of that Trust Agreement and may be relied upon by anyone dealing with the original Trustee or her successors.

- (1) The Trustee hereby confirms that the Trust exists, and was executed on April 10, 2015.
- (2) The Grantor of the Trust is Mary Patricia Thornberg.
- (3) The current Trustee is Raymond James Trust, N.A.
- (4) The Trust is irrevocable.
- (5) The Trustee has the authority to sign this certificate, and only one signature is required to exercise powers of the Trustee.
- (6) The title to Trust property is taken in the name of the then serving Trustee, as Trustee of The M. Patricia Thornberg Living Trust. Title to other Trust property is taken as described in the preceding sentence.

The Trustee confirms that the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

Dated July 2, 2020.

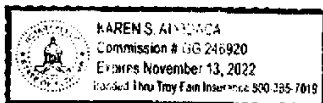
RAYMOND JAMES TRUST, N.A., TRUSTEE:

BY: William D. Lucius

ITS: Director, Special Needs Trusts

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of XXX physical presence or online notarization, who is personally known to me or produced as identification, on this 2nd day of July, 2020, by William D. Lucius, Director, Special Needs Trusts, for Raymond James Trust, N.A.




NOTARY PUBLIC
PRINTED NAME: KAREN APODACA
COMMISSION EXPIRES: