



202009280291

09/28/2020 12:50 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After Recording Return To:

Chris Franulovich
4619 Hickory Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 28 2020

Amount Paid \$
By *Ma* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

GRANTOR: DUB'S SIXTY, LLC, a Washington limited liability company

GRANTEE: CHRISTOPHER FRANULOVICH and DEANNA HAGG, in their capacity as Co-Guardians of the ESTATE OF AUDREY SURYAN, An Incapacitated Person

Legal Description:

Abbreviated Form: W ½ of Lot 6 and All 7 E ½ of 8, Blk McNaught's 1st to Anacortes

Additional on Page: Exhibit "A"

Assessor's Tax Parcel No: P57879 / 3803-003-008-0009

THE UNDERSIGNED GRANTOR, DUB'S SIXTY, LLC, a Washington limited liability company, for and in consideration of mere change in form of ownership and for no monetary consideration, conveys and warrants to CHRISTOPHER FRANULOVICH and DEANNA HAGG, in their capacity as Co-Guardians of the ESTATE OF AUDREY SURYAN, An Incapacitated Person, under Skagit County Superior Court Cause No. 20-4-00267-29, all right, title, and interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

DATED this 28th day of September, 2020.

DUB's SIXTY, LLC, a Washington limited liability company

Audrey Suryan
By: AUDREY SURYAN
Its: Member

Christopher Franulovich
By: CHRISTOPHER FRANULOVICH
Its: Executing Co-Manager

STATUTORY WARRANTY DEED

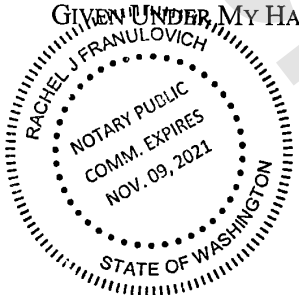
ESTATE OF AUDREY SURYAN, An Incapacitated Person

Christopher Franulovich
By: CHRISTOPHER FRANULOVICH
Its: Executing Co-Guardian

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that AUDREY SURYAN is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the sole Member of DUB's SIXTY, LLC, to be her free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28th day of September 2020.

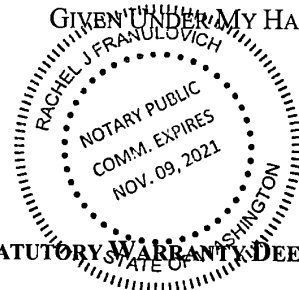


Rachel J. Franulovich
Printed Name RACHEL FRANULOVICH
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2021

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that CHRISTOPHER FRANULOVICH is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Executing Member of DUB's SIXTY, LLC, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28th day of September 2020.



Rachel J. Franulovich
Printed Name RACHEL FRANULOVICH
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2021

STATUTORY WARRANTY DEED

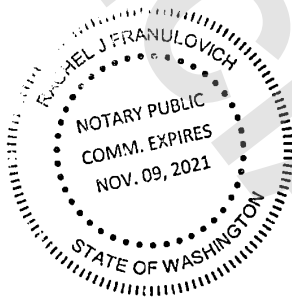
STATE OF WASHINGTON }

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that CHRISTOPHER FRANULOVICH is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Executing Co-Guardian of the ESTATE OF AUDREY SURYAN, An Incapacitated Person, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28th day of September 2020.



Rachel J. Franulovich
Printed Name RACHEL FRANULOVICH
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2021

STATUTORY WARRANTY DEED

EXHIBIT "A"
Legal Description

West ½ of Lot 6, all of Lot 7, and East ½ of Lot 8, Block 3, McNaught's Addition to Anacortes, according to plat recorded in Volume 2 of Plats, page 82, records of Skagit County, Washington. Situated in Skagit County, Washington.

EXHIBIT "A"

FILED

Skagit County Clerk
Skagit County, WA
09/18/2020

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Guardianship of AUDREY SURYAN:	No. 20-4-00267-29
	Letters of Guardianship (LTRGDN)
	Date Letters Expire: 09/18/2025

These Letters of Guardianship provide official verification of the following:

On 09/18/2020, the Court appointed DEANNA HAGG & CHRISTOPHER FRANULOVICH to serve as:

<input type="checkbox"/> Guardian of the Person	<input type="checkbox"/> Full	<input type="checkbox"/> Limited
<input checked="" type="checkbox"/> Guardian of the Estate	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Limited

For AUDREY SURYAN.

The Guardians has fulfilled all legal requirements to serve, including, but not limited to: taking and filing the oath; filing the bond consistent with the court's order; filing any blocked account agreement consistent with the court's order; and appointing a resident agent for a nonresident guardian.

The Court, having found the Guardian duly qualified, now makes it known the appointed Guardian is authorized as the Guardian for the incapacitated person.

The next filing and reporting deadline in this matter is on 12/18/2020.

These Letters expire and are no longer valid on the date in the caption.

These Letters can only be renewed by a new court order. If the court grants an extension, new Letters will be issued.

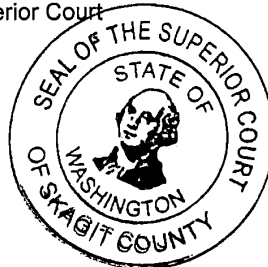
This matter came before the Honorable Judge Dave Needy of Superior Court, the seal of the Court affixed 09/18/2020.

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, Washington, certify that this document represents true and correct Letters of Guardianship in the above entitled case, entered on September 18, 2020. These Letters remain in full force and effect until the date the Letters expire, as provided above. The seal of the Superior Court has been affixed and witnessed by my hand on 09/23/2020.

Melissa Beaton, County Clerk of Skagit County Superior Court

BY 
Deputy Clerk



Letters of Guardianship (LTRGDN) - Page 1 of 1

GDN 04.0250 (06/2012) RCW 11.88.127