



202102170126

02/17/2021 01:53 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When Recorded Return To:
Joseph D Bowen, Attorney at Law P.S.
401 S. 2nd Street
Mount Vernon, WA 98273

Document: Fulfillment Deed

Grantor: CHRISTINE CHAN, as Personal Representative of THE ESTATE OF VERNON HANNAH

Grantee: DIANNE E. VENDETTI, as her separate Estate

Property Address: 4525 Anaco Beach Road, Anacortes, WA

Abbreviated Description: ANACO BEACH LOT 11,12, PTN OF LOT 3 (full legal description at Page 4)

Property ID#: **P61828, P32384; P61829**

Related Documents: Skagit County AF#:857720 (Real Estate Contract) and Skagit County AF#8306290050 (Assignment of Real Estate Contract)

Excise Taxes Paid: **Receipt No. 2184**, June 6th, 1977; **Receipt No. 2480**; June 29th 1983

STATUTORY WARRANTY DEED

(Fulfillment)

KNOW ALL BY THESE PRESENTS that the Grantor, CHRISTINE CHAN, Personal Representative of THE ESTATE OF VERNON HANNAH, administered under San Juan County Cause No. 12-4-05075-7, for and in consideration of Fulfillment of a Real Estate Contract recorded at Skagit County Auditor's File No. 857720, now warrants and conveys to DIANE E. VENDETTI, an unmarried person now and all times since April 22nd, 2004, all interest in the following described real estate

SEE ATTACHED

Situated in Skagit County, Washington and listed in the records therein as Parcel Nos. **P61828, P32384; P61829**

WITNESS MY HAND THIS 5th day of February, 2021.

Fulfillment
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

THE ESTATE OF VERNON HANNAH

PAID
6-16-21
77 E
29-85

FEB 17 2021
Amount Paid \$
Skagit Co. Treasurer
By *MA* Deputy

Christine Chan
By: CHRISTINE CHAN, Personal Representative

NOTARY ACKNOWLEDGMENT

I certify that I know or have satisfactory evidence that CHRISTINE CHAN appeared on the date set forth above; that she is the Personal Representative of THE ESTATE OF VERNON HANNAH, and as such acknowledged that she signed this instrument as her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED THIS 5th day of FEBRUARY, 2021.



NOTARY PUBLIC

State of WASHINGTON

My Commission Expires 6-18-2021



LEGAL DESCRIPTION

Tracts 11 and 12, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the Southeasterly 20 feet of the following described tract:

That portion of Tract 3, Plate 3, Anacortes Tidelands lying in front of Anaco Beach in Government Lot 3, Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly corner of Lot 10, Anaco Beach, and thence running Southwesterly to a point on the Southwesterly side of said Tract 3, said point also being a point on the Inner Harbor line which is South 29 degrees 23'45" East 22.44 feet from the point of the intersection of said Inner Harbor line and the West line of said Tract 3; thence South 29 degrees 23'45" East 54.32 feet along said Southwesterly side of said Inner Harbor line; thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is South 50 degrees 15' East 20 feet from the most Westerly corner of Lot 11, Anaco Beach, and thence Northwesterly along said Northeasterly side 80 feet, more or less, to the point of beginning, all as shown on the official maps of Anacortes Tidelands on File in the Office of the Commissioner of Public Lands at Olympia, Washington.

Also, that portion of Tract 3, Plate 3, Anacortes Tidelands lying in front of part of Lot 3, Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Southerly point of Lot 12 of Anaco Beach; thence running Southwesterly to a point on the Southwesterly side of said Tract 3, also on the Inner Harbor line, which is South 29 degrees 23'45" East 144.65 feet from the intersection of said Inner Harbor line with the West line of said Tract 3; thence North 29 degrees 23'45" West along said Inner Harbor line 67.89 feet; thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is South 50 degrees 15' East 20 feet from the most Westerly corner of Lot 11, of said Anaco Beach; thence South 50 degrees 15' East 100 feet to said Point of Beginning.

The above described tidelands are as shown on the Official Maps of the Anacortes Tidelands on file in the Office of the Commissioner of Public Lands at Olympia, Washington.

Situate in the County of Skagit, State of Washington.

COUNTY CLERK OFFICE
FILED

FEB 02 2021

LISA A. HENDERSON
SAN JUAN COUNTY, WASHINGTON

(Copy Receipt)

(Clerk's Date Stamp)

SUPERIOR COURT OF WASHINGTON COUNTY OF SAN JUAN

IN THE MATTER OF THE ESTATE OF:

VERNON D. HANNAH,

DECEASED.

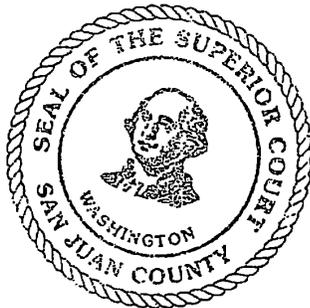
NO. 12-4-05075-7

LETTERS TESTAMENTARY

WHEREAS, the Last Will and Testament of VERNON D. HANNAH, deceased, was on the 27th of January, 2021, duly exhibited, proven and recorded in our said Superior Court, and whereas it appears in and by said Will that CHRISTINE CHAN, is appointed Personal Representative therein, and whereas the said CHRISTINE CHAN has duly qualified.

Now therefore, know all persons by these presents, that we do hereby authorize the said CHRISTINE CHAN to execute said Will according to law.

Witness my hand and the Seal of said Court on this 2nd day of February 2021.



LISA A. HENDERSON
SAN JUAN COUNTY CLERK

Ki Rash
Deputy Clerk

SUPERIOR COURT OF WASHINGTON COUNTY OF SAN JUAN

ESTATE OF HANNAH

NO. 12-4-05075-7

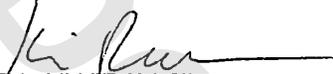
CERTIFICATE OF COPY

I, Lisa A. Henderson, County Clerk, and by virtue of the laws of the State of Washington ex-officio Clerk of the Superior Court of the State of Washington, in and for said County, do hereby certify that the annexed and foregoing is a true and correct copy of the **LETTERS TESTAMENTARY, now in full force and effect**, in the above entitled matter, as the same now appears on file and of record in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court on this 2nd day of February, 2021.



LISA HENDERSON
SAN JUAN COUNTY CLERK


Deputy Clerk