

AFTER RECORDING, RETURN TO:

Land Title & Escrow
3010 Commercial Avenue
Anacortes, WA 98221

Order No. 02-183038-OE

Document Title:

Court Order

Reference Number :

Grantor(s):

additional grantor names on page __.

1. Rogers Family Trust (Francis Aston Rogers & Patricia Ann Rogers)
2. Rogers, Francis Aston (Estate of)

Grantee(s):

additional grantee names on page__.

1. Billings, Linda Marie
- 2.

Abbreviated legal description:

full legal on page(s) 1.

Unit D-59, Anacortes Marina Condo, Phase IV

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page __.

4459-000-059-0008 / P82844

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2021-05-07
Page 1 of 5

CER FILED COPY

FILED
[PROPOSED AGREED ORDER]
2021 MAR 26 09:00 AM
KING COUNTY
SUPERIOR COURT CLERK
E-FILED
CASE #: 21-4-02163-1 SEA

IN THE SUPERIOR COURT OF WASHINGTON
FOR KING COUNTY

In re the:

THE FRANCIS ASTON ROGERS
AND PATRICIA ANN ROGERS
FAMILY TRUST and ESTATE OF
FRANCIS ASTON ROGERS,

Deceased.

No. 21-4-02163-1 SEA

AGREED ORDER REGARDING JOINT
TEDRA PETITION FOR ENTRY OF
ORDER APPROVING BINDING
AGREEMENT

(RCW 11.96A.060, RCW 11.96A.090)

THE COURT, having considered the JOINT TEDRA PETITION FOR ENTRY OF
ORDER APPROVING BINDING AGREEMENT, presented by LINDA MARIE BILLINGS,
through her attorney, Austin J. Nowakowski, Esq. of Nowakowski Legal PLLC;

FINDS:

1. FRANCIS ASTON ROGERS was a resident of California and died on December 02, 2021.
2. FRANCIS ASTON ROGERS died with property located at 3415 T Ave., Slip D-59, Anacortes, Washington 98221. The Full Legal Description of same is as follows:

The leasehold estate in apartment and/or moorage slip D-59 Phase IV of the Anacortes Marina Condominium, a leasehold condominium, located in the leasehold estate created by those certain leases dated March 13, 1980, and April 22, 1981, as recorded on April 24, 1981, under Skagit County Auditor's Filing Numbers 81024240009 and 8104240010, respectively, as shown on the Plans and Survey for Phase I recorded on June 1, 1981, in Volume 13 of Condominium Plates, Pages 32 through 38, inclusive, under Skagit County Auditor's Filing No. 8106010014, as shown on the Plans and Survey for Phase II recorded on August 12, 1981 in Volume 13 of Condominium Plats, Pages 42 through 44, inclusive, under Skagit County Auditor's Filing No. 8108120085, as shown on the Plans and Survey for

Page 1 of 4

ORDER ON BINDING AGREEMENT
UNDER RCW 11.96A

NOWAKOWSKI LEGAL PLLC

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this Seal of said Superior Court at my office at Seattle. Barbara Miner
By Deputy Clerk: Traci Williams



CONFIDENTIAL COPY

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By Deputy Clerk: Traci Williams



Phase III recorded on June 16, 1983 in Volume 13 of Condominium Plats, Pages 66 through 68, inclusive, under Skagit County Auditor's Filing No. 8306160022, and as shown on the Plans and Survey for Phase IV recorded on July 19, 1983 in Volume 13 of Condominium Plats, Pages 76 through 78, inclusive under Skagit County Auditor's Filing No. 830719013, and as identified by the Declaration recorded on June 1, 1981, under Skagit County Auditor's Filing No. 8106010012, as amended by the Amendment recorded on June 26, 1981, under Skagit County Auditor's Filing No. 8106260020, by the Second Amendment recorded on August 12, 1981, under Skagit County Auditor's Filing No. 8108120086, by the Third Amendment recorded on June 16, 1983, under Skagit County Auditor's Filing No. 8306160023, and by the Fourth Amendment recorded on July 19, 1983, under Skagit County Auditor's Filing No. 8307190014.

TOGETHER WITH that undivided percentage interest in the Common Areas and Facilities as defined in RCW 64.32.010(6) and Paragraph 7 of said Declaration appertaining to said apartment and/or moorage slip to be determined as provided in Paragraph 8

3. FRANCIS ASTON ROGERS was survived by the listed heirs and/or beneficiaries as set forth in the JOINT TEDRA PETITION FOR ENTRY OF ORDER APPROVING BINDING AGREEMENT.
4. Petitioner, LINDA MARIE BILLINGS, is the Trustee of THE FRANCIS ASTON ROGERS AND PATRICIA ANN ROGERS FAMILY TRUST.
5. All known heirs and beneficiaries of the Estate of FRANCIS ASTON ROGERS have duly agreed and executed the JOINT TEDRA PETITION FOR ENTRY OF ORDER APPROVING BINDING AGREEMENT.

IT IS HEREBY ORDERED:

1. That the Decedent, FRANCIS ASTON ROGER, died in California and left real property in Washington State subject to the jurisdiction of this Court as set forth in WA RCW 11.
6. That LINDA MARIE BILLINGS, as Trustee of THE FRANCIS ASTON ROGERS AND PATRICIA ANN ROGERS FAMILY TRUST, has the authority to transfer and/or sell the real property located at 3415 T Ave., Slip D-59, Anacortes, Washington 98221. The Full Legal Description of same is as follows:

The leasehold estate in apartment and/or moorage slip D-59 Phase IV of the Anacortes Marina Condominium, a leasehold condominium, located in the leasehold estate created by those certain leases dated March 13, 1980, and April 22, 1981, as recorded on April 24, 1981, under Skagit County Auditor's Filing Numbers 81024240009 and 8104240010, respectively, as shown on the Plans and Survey for Phase I recorded on June 1, 1981, in Volume 13 of Condominium Plats, Pages 32 through 38, inclusive, under Skagit County Auditor's Filing No. 8106010014, as shown on the Plans and Survey for Phase II recorded on August 12, 1981 in Volume 13 of

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Page 3 of 5

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I, BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this Seal of said Superior Court at my office at Seattle. Barbara Miner
By Deputy Clerk: Traci Williams



1 Condominium Plats, Pages 42 through 44, inclusive, under Skagit County
2 Auditor's Filing No. 8108120085, as shown on the Plans and Survey for
3 Phase III recorded on June 16, 1983 in Volume 13 of Condominium Plats,
4 Pages 66 through 68, inclusive, under Skagit County Auditor's Filing No.
5 8306160022, and as shown on the Plans and Survey for Phase IV recorded
6 on July 19, 1983 in Volume 13 of Condominium Plats, Pages 76 through
7 78, inclusive under Skagit County Auditor's Filing No. 830719013, and as
8 identified by the Declaration recorded on June 1, 1981, under Skagit County
9 Auditor's Filing No. 8106010012, as amended by the Amendment recorded
10 on June 26, 1981, under Skagit County Auditor's Filing No. 8106260020,
11 by the Second Amendment recorded on August 12, 1981, under Skagit
12 County Auditor's Filing No. 8108120086, by the Third Amendment
13 recorded on June 16, 1983, under Skagit County Auditor's Filing No.
14 8306160023, and by the Fourth Amendment recorded on July 19, 1983,
15 under Skagit County Auditor's Filing No. 8307190014.

16 TOGETHER WITH that undivided percentage interest in the Common
17 Areas and Facilities as defined in RCW 64.32.010(6) and Paragraph 7 of
18 said Declaration appertaining to said apartment and/or moorage slip to be
19 determined as provided in Paragraph 8

- 20
- 21 2. That LINDA MARIE BILLINGS, in her representative capacity as Trustee, is to sell the
22 real property located at 3415 T Ave., Slip D-59, Anacortes, Washington 98221 to an
23 appropriate interested buyer, or alternatively, is to transfer the property located at 3415 T
24 Ave., Slip D-59, Anacortes, Washington 98221 into THE FRANCIS ASTON ROGERS
AND PATRICIA ANN ROGERS FAMILY TRUST.
 3. That LINDA MARIE BILLINGS, in her representative capacity as Trustee, is to deposit
any and all proceeds from the sale of the real property located at 3415 T Ave., Slip D-59,
Anacortes, Washington 98221 into THE FRANCIS ASTON ROGERS AND PATRICIA
ANN ROGERS FAMILY TRUST.

DATED this _____ day of _____, 20__.

JUDGE/COURT COMMISSIONER

Prepared for Presentation by:

/s/ Austin Nowakowski
Austin Nowakowski (WSBA #51590)
Attorney of Record for LINDA MARIE BILLINGS
Nowakowski Legal PLLC
500 Yale Ave. N. Suite 100
Seattle WA 98109
425-243-9595
austin@nowakowski-legal.com

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Page 4 of 5

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BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this Seal of said Superior Court at my office at Seattle. Barbara Miner
By Deputy Clerk: Inaak Williams

Agreed to Substance and Form By:

Dated: 3, 24, 2021 Dated: 3, 24, 2021 Dated 3, 24, 2021

<u>/s/ David Rogers</u>	<u>/s/ Steven Paul Rogers</u>	<u>/s/ Linda Marie Billings</u>
DAVID FRANCIS ROGERS as an heir and/or beneficiary to the Estate of FRANCIS ASTON ROGERS	STEVEN PAUL ROGERS as an heir and/or beneficiary to the Estate of FRANCIS ASTON ROGERS	LINDA MARIE BILLINGS individually and as Trustee of THE FRANCIS ASTON ROGERS AND PATRICIA ANN ROGERS FAMILY TRUST



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2021-05-07
Page 5 of 5

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King County Superior Court
Judicial Electronic Signature Page

Case Number: 21-4-02163-1
Case Title: In Re THE FRANCIS ASTON ROGERS AND PATRICIA ANN
ROGERS FAMILY TRUST and ESTATE OF FRANCIS ROGERS
Document Title: Order

Signed By: Henry Judson
Date: March 26, 2021



Commissioner: Henry Judson

I BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this Seal of said Superior Court at my office at Seattle. Barbara Miner
By Deputy Clerk: Tracy Williams



This document is signed in accordance with the provisions in GR 30.

Certificate Hash: 8488D7F9F8F23124E7BC1614CC3139B488987284
Certificate effective date: 1/29/2020 8:12:28 AM
Certificate expiry date: 1/29/2025 8:12:28 AM
Certificate Issued by: C=US, E=kcscefiling@kingcounty.gov, OU=KCDJA,
O=KCDJA, CN="Henry Judson:
W1bTSZRJ6RG2ju+3jC11QQ=="