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07/23/2021 11:03 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

After Recording Return To:

**Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-3382
JUL 23 2021

Amount Paid \$ **0**
By Skagit Co. Treasurer
JLB Deputy

SPECIAL WARRANTY DEED

GRANTOR: **DEBORAH L. WAKE**, as Personal Representative of the
Estate of PATRICIA R. SEBASTION, Deceased

GRANTEES: **DEBORAH L. WAKE**, a married woman as her separate
estate;
TERESA A. SYLVESTER, a married woman as her separate
estate;
WENDY D. SEBASTION, a single woman; and
SANDY P. CALRO, a married woman as her separate estate,
each as to an undivided one-quarter fractional interest, as
tenants in common

Legal Description:
Abbreviated Form: **LOT 9 BLOCK 1 KLOKES'S ADDITION TO
BURLINGTON**

Additional on: **Page 2**

Assessor's Tax Parcel No.: **4088-001-009-0014; P72626**

THE UNDERSIGNED GRANTOR, **DEBORAH L. WAKE**, in her capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of PATRICIA R. SEBASTION, Deceased**, under Skagit County Cause No. 21-4-00117-29, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEES, **DEBORAH L. WAKE**, a married woman as her separate estate; **TERESA A. SYLVESTER**, a married woman as her separate estate; **WENDY D. SEBASTION**, a single woman; and **SANDY P. CALRO**, a married woman as her separate estate, each as to an undivided one-quarter fractional interest, as tenants in common, all of Grantor's right, title, and interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

SPECIAL WARRANTY DEED - 1

Lot 9, Block 1 of "KLOKES'S ADDITION TO BURLINGTON," as per plat recorded in Volume 7 of Plats, Page 40, records of Skagit County, EXCEPT the North 8 feet thereof conveyed to the City of Burlington for alley purposes by deed dated March 15, 1956, and recorded as Auditor's File No. 558970 in Volume 291 of Deeds at Page 19.

SUBJECT TO: Easements, restrictions, and reservations of record.

AND SUBJECT TO a life estate in **WENDY D. SEBASTION**, a single woman.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED this 17 day of July, 2021.

Deborah L. Wake

DEBORAH L. WAKE, as Personal Representative
of the **Estate of PATRICIA R. SEBASTION**,
Deceased

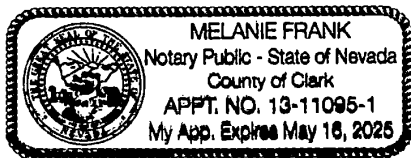
STATE OF NEVADA

COUNTY OF CLARK

} ss.

I certify that I know or have satisfactory evidence that **DEBORAH L. WAKE** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of PATRICIA R. SEBASTION, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 17 day of July, 2021.



Melanie Frank

Printed Name Melanie Frank
NOTARY PUBLIC in and for the State of Nevada
My Commission Expires May 16, 2025

SPECIAL WARRANTY DEED - 2

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk
Skagit County, WA
03/12/2021

Estate of PATRICIA R SEBASTION:	No. 21-4-00117-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of PATRICIA R SEBASTION late of BENTON County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 12, 2021.
- 1.2 In that will DEBORAH L WAKE is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT DEBORAH L WAKE is authorized by this court to execute the will of the above decedent according to law.

DATED 03/12/2021.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY 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 March 12, 2021.

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

DATED: 03/15/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY Kristen Denton
Deputy Clerk

