

After Recording Return To:

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

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20222685  
Date 06/29/2022

**STATUTORY WARRANTY DEED**

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GRANTOR: **FRANCES L. PETERSEN**, Individually and as Personal Representative of the **Estate of WALTER J. PETERSEN, Deceased**

GRANTEE: **FRANCES L. PETERSEN**, Trustee of the **FRANCES L. PETERSEN SURVIVOR'S TRUST**,  
**u/t/d 3/8/93**

**Legal Description:**

Abbreviated Form: ANACORTES LOTS 1, 2, AND 3 BLK 84

Additional on: Page 2

Assessor's Tax Parcel Nos: 3772-084-003-0019; P55471

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THE GRANTOR, **FRANCES L. PETERSEN**, individually and in her capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of WALTER J. PETERSEN, Deceased**, under Skagit County Cause No. 20-4-00342-29, in non pro rata distribution of said Estate, hereby conveys and warrants to the GRANTEE, **FRANCES L. PETERSEN**, Trustee of the **FRANCES L. PETERSEN SURVIVOR'S TRUST**, **u/t/d 3/8/93**, all of Grantor's right, title, and interest, being an undivided one-half interest, together with all after-acquired title, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Statutory Warranty Deed - 1

Lots 1, 2, and 3, Block 84, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

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

DATED this 24<sup>th</sup> day of June, 2022.

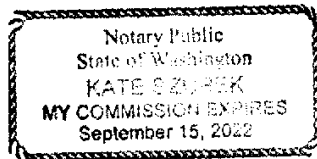
Frances L. Petersen  
FRANCES L. PETERSEN, Individually and as  
Personal Representative of the Estate of WALTER J.  
PETERSEN, Deceased

STATE OF WASHINGTON  
COUNTY OF SKAGIT }

ss.

I certify that I know or have satisfactory evidence that **FRANCES L. PETERSEN** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the **Estate of WALTER J. PETERSEN, 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 24<sup>th</sup> day of June, 2022.



Kate Szurek

Printed Name KATE SZUREK  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 9/15/2022

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**

Skagit County Clerk  
Skagit County, WA  
08/26/2020

Estate of <b>WALTER J PETERSEN</b> :	No. 20-4-00342-29  LETTERS TESTAMENTARY
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**I. BASIS**

- 1.1 The last will of WALTER J PETERSEN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 25, 2020.
- 1.2 In that will FRANCES L PETERSEN is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 08/26/2020.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Linda Petrzelka, 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 August 25, 2020.

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

DATED: 08/26/2020

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY

*Linda Petrzelka*  
Deputy Clerk

