

When Recorded Please Return To:  
LAWRENCE A. PIRKLE  
P.O. Box 1788  
Mount Vernon, WA 98273  
(360) 336-6587



202210140085

10/14/2022 01:39 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 4209  
OCT 14 2022

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

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### QUIT CLAIM DEED

**THE GRANTOR**, MARLO FRANK, as Personal Representative of the Estate of John Steven Wilkins, who also appears of record as Jack Wilkins, deceased, Superior Court of the State of Washington, Skagit County, Probate Cause No. 94-4-00276-7, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to **GRANTEE**, MARLO M. FRANK, a married person as her separate property, as to an undivided one-half (1/2) interest, and MARLO M. FRANK, as Trustee of the GABLE J. WILKINS TRUST DATED 11/23/94, as to an undivided one-half (1/2) interest, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

**Assessor's Parcel Numbers:** P74117 (4124-003-001-0006)  
P74119 (4124-003-002-0104)  
P74120 (4124-003-004-0003)

**PARCEL "A":**

Lots 1 and 4, Block 3, "CALHOUN ADDITION TO THE TOWN OF LA CONNER," as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "B":**

The South 50 feet of Lot 2, Block 3, "CALHOUN ADDITION TO THE TOWN OF LA CONNER," as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**TOGETHER WITH AND SUBJECT TO:** All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

Dated this 13<sup>th</sup> day of October, 2022.

Marlo Frank

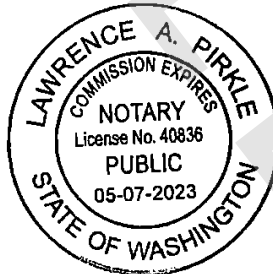
MARLO FRANK, as Personal Representative  
of the Estate of John Steven Wilkins

STATE OF WASHINGTON            )  
  ) ss.  
COUNTY OF SKAGIT            )

I certify that I know or have satisfactory evidence that MARLO FRANK is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of John Steven Wilkins 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 13<sup>th</sup> day of October, 2022.

LAWRENCE A. PIRKLE



[Signature]  
NOTARY PUBLIC in and for the  
State of Washington  
Residing at: Mount Vernon  
My Commission Expires: 5/7/23

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**

Skagit County Clerk  
Skagit County, WA  
09/01/2022

**ESTATE OF JOHN STEVEN WILKINS:**

No. 94-4-00276-7

LETTERS TESTAMENTARY

**I. BASIS**

- 1.1 The last will of JOHN STEVEN WILKINS late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 23, 1994.
- 1.2 In that will MARLO FRANK is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 09/01/2022.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Kayla Irons, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ss

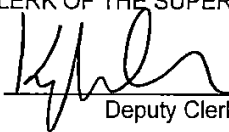
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on September 01, 2022.

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

DATED: 09/01/2022

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY

  
Deputy Clerk

