



**202212290150**

12/29/2022 01:51 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

When Recorded Return to:

JOEL P. NICHOLS  
Deno Millikan Law Firm PLLC  
3411 Colby Avenue  
Everett, WA 98201

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 5026  
DEC 28 2022

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

Reference #:

Grantor: JOANNE V. FRASER, Personal Representative of the Estate of CLIFFORD GEORGE SOIKE JR. and GERALDINE VINETTE SOIKE

Grantee: CLIFFORD G. SOIKE III., Trustee of the Revocable Living Trust of Clifford G. Soike III.

Legal Description (abbreviated): PTN LOTS 14-26, BLOCK 189 & PTN LOTS 11-13, BLOCK 190, MAP OF FIDALGO CITY & TIDELANDS

Assessor's Tax Parcel Account Number: P73301, P73296, P20510

**PERSONAL REPRESENTATIVE'S DEED**

1. GRANTOR. JOANNE V. FRASER, Personal Representative of the Estate of CLIFFORD GEORGE SOIKE JR. and GERALDINE VINETTE SOIKE, Grantor, is the duly appointed, qualified and acting Personal Representative of the Estate of CLIFFORD GEORGE SOIKE JR. and GERALDINE VINETTE SOIKE, Deceased.

2. ESTATE. CLIFFORD GEORGE SOIKE JR. died on May 2, 2007 and GERALDINE VINETTE SOIKE died on August 18, 2022. JOANNE V. FRASER was appointed the Personal Representative of the Estate on October 4, 2022, in the State of Washington Superior Court for Snohomish County in Cause No. 22-4-01976-31.

3. NON-INTERVENTION POWER. By Order of Solvency entered on October 4, 2022, in the probate proceedings, Grantor was authorized to settle the estate without further court intervention or supervision.

4. CONVEYANCE. Grantor hereby conveys to CLIFFORD G. SOIKE III., Trustee of the Revocable Living Trust of Clifford G. Soike III., subject to encroachments, easements, restrictions which are or are not of record, which are not warranted by Grantor, an undivided one hundred percent (100%) interest in the following described property located in Skagit County, Washington:

SEE EXHIBIT A

Subject to reservations, easements and restrictions of record.

More commonly known as: 15077 Deception Road, Anacortes, WA 98221

5. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implication.

DATED this 28 day of December, 2022.

*Joanne V. Fraser*

JOANNE V. FRASER, as Personal Representative of the Estate of CLIFFORD GEORGE SOIKE JR. and GERALDINE VINETTE SOIKE, Deceased, and not in her individual capacity

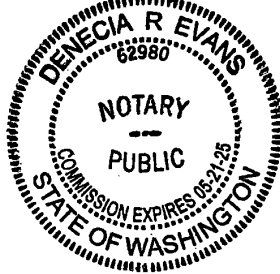
STATE OF WASHINGTON )

) ss

COUNTY OF SNOHOMISH)

On this day personally appeared before me JOANNE V. FRASER, known to be the Personal Representative of the Estate of CLIFFORD GEORGE SOIKE JR. and GERALDINE VINETTE SOIKE, serving with nonintervention powers, and who executed the within and foregoing instrument to be the free and voluntary act and deed of said Personal Representative, and on oath stated that she is authorized as Personal Representative to execute the said instrument.

GIVEN under my hand and official seal this 28<sup>th</sup> day of December, 2022.



*Denecia R. Evans*  
NOTARY PUBLIC

Printed Name: Denecia R. Evans

In and For the State of Washington

Residing at: Snohomish, WA

My Commission Expires: 5/21/2025

FILED

2022 OCT -4 AM 9:58

HEIDI PERCY  
COUNTY CLERK  
SNOHOMISH CO. WASH**Superior Court of Washington  
For Snohomish County**

In the matter of the Estate of:

CLIFFORD GEORGE SOIKE JR.,

AND

GERALDINE VINETTE SOIKE

Deceased

**No. 22-4-01976-31****Letters Testamentary  
(LTRTS)**

WHEREAS, the Last Will and/or Codicil(s) of the above named deceased having been duly exhibited, proven, and recorded on OCTOBER 4, 2022 in our said Superior Court; and whereas, it appears in and by said document(s) that **JOANNE V. FRASER** is/are appointed Executor(s) thereon, and whereas, said Executor(s) has/have duly qualified.

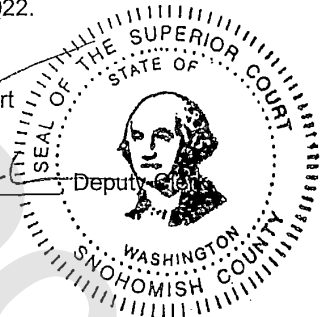
NOW, therefore, know all persons by these presents, that we do hereby authorize **JOANNE V. FRASER** to execute said Will and/or Codicil(s) according to law.

WITNESS my hand and the seal of said court, dated: October 4, 2022.

Heidi Percy, Clerk of Superior Court

By: Rochelle

Deputy Clerk



State of Washington )

)ss.

County of Snohomish )

I, Heidi Percy, Clerk of the Superior Court of Snohomish County, Washington State, do hereby certify that the above and foregoing is a true and correct copy of Letters Testamentary in the above entitled case, entered on October 4, 2022.

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

Dated:

OCT - 4 2022

Heidi Percy, Clerk of Superior Court

By: Rochelle

Deputy Clerk

