

After recording return to:
Joshua M. Reinertson
Reed Longyear Mahnati
Corwin & Burnett PLLC
1415 Norton Building
801 Second Avenue
Seattle, WA 98104

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5115

JAN 06 2023

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

QUITCLAIM DEED

Reference No(s):

Grantors: ROSEANN TORKELSON, an unmarried individual, and ROSEANN TORKELSON, Personal Representative for the Estate of Dean J. Torkelson, deceased.

Grantee: ROSEANN TORKELSON, Trustee of the Family Trust u/w of Dean J. Torkelson dated January 19, 2018.

Parcel No.: P61686

Abbrev. Legal: LOT 7, O. LEVRICK'S PLAT OF AGATE COVE, WEST BEACH, VOL 4, PG 42, SKAGIT COUNTY, WA

Site Address: 5842 Lervick Avenue, Anacortes, Washington 98221

Grantor ROSEANN TORKELSON, Personal Representative for the Estate of Dean J. Torkelson, deceased, was appointed on March 4, 2022, in King County Superior Court for the State of Washington, Cause No. 22-4-01653-9 SEA, as the duly qualified and acting Personal Representative of the Estate of Dean J. Torkelson, who died testate on February 11, 2022. By an order entered in the probate proceeding on March 4, 2022, the Personal Representative is authorized to settle said estate without further court intervention or supervision.

The Grantors, ROSEANN TORKELSON an unmarried individual, and ROSEANN TORKELSON, Personal Representative for the Estate of Dean J. Torkelson, deceased, without consideration and as a testamentary transfer made pursuant to a non-pro rata allocation agreement entered into by the Grantors herein, hereby convey and quitclaim to Grantee, ROSEANN TORKELSON, Trustee of the Family Trust u/w of Dean J. Torkelson dated January 19, 2018, all of the Grantors' interest in the following described real estate situated in the County of Skagit, State of Washington (consisting of the entirety of each Grantor's one-half community property interest therein), together with all after acquired title of the Grantors therein:

See attached **Exhibit A** for full legal description.

Subject to: all rights, reservations, restrictions, covenants, conditions, declarations, agreements, and easements of record.

The resultant interest of the Grantee in the entirety of the above-described real estate being entirely held by ROSEANN TORKELSON, Trustee of the Family Trust u/w of Dean J. Torkelson dated January 19, 2018.

Roseann Torkelson
Roseann Torkelson
Personal Representative

12/30/22
Date

Roseann Torkelson
Roseann Torkelson
Individually

12/30/22
Date

State of Washington

County of King

} SS

This record was acknowledged before me on December 30, 2022, by ROSEANN TORKELSON, as Personal Representative for the Estate of Dean J. Torkelson, deceased, and by ROSEANN TORKELSON, individually.



Meng Yu Che
Notary Public: Meng Yu Che
My Commission Expires: 3/25/23

EXHIBIT A

Legal Description

LOT 7, "O. LERVICK'S PLAT OF AGATE COVE, WEST BEACH, GUEMES ISLAND, SKAGIT CO., WASH." AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, 2ND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON LYING IN FRONT OF, ADJACENT TO OR ABUTTING THEREON.