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03/13/2023 03:59 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

Return Address:

OSTREM LAW, PLLC
8905 Roosevelt Way NE
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5777
MAR 13 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

Document title(s) (or transactions contained therein):

Personal Representative's Quit Claim Deed

Reference number(s) of document assigned or released:

N/A

Grantor(s) [last name, then first name and initial(s)]:

LANKER, MICHAEL, Personal Representative of the Estate of TRACY LANKEK, Deceased.

Grantee(s) [last name, then first name and initial(s)]:

LANKEK, MICHAEL, Trustee of the TRACY LANKEK CREDIT TRUST, u/a dtd 02/25/2022

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

LOTS 30 AND 31, ROCK RIDGE

Assessor's property tax parcel/account number(s):

Skagit County Parcel No. P113149

After recording, return to:

OSTREM LAW, PLLC
8905 Roosevelt Way NE
Seattle, WA 98115

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

1. GRANTOR. The undersigned Grantor, MICHAEL LANKER, is the duly appointed, qualified and acting Personal Representative of the Estate of Tracy Lanker, Deceased.

2. ESTATE. Tracy Lanker ("Decedent") died August 2, 2022 and Michael Lanker was appointed Personal Representative on November 16, 2022 in the State of Washington Superior Court for King County in Cause No. 22-4-07601-9 SEA ("probate proceedings").

3. NONINTERVENTION POWERS. By Order of Solvency entered on November 16, 2022 in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. DESCRIBED COMMUNITY PROPERTY. Included among the property of the Estate of Tracy Lanker, Deceased, was community real property described as follows (the "Described Community Property"):

Skagit County Parcel No. P113149

LOTS 30 AND 31, ROCK RIDGE, RECORD OF SURVEY, BOUNDARY LINE ADJUSTMENT, RECORDED ON DECEMBER 3, 1998, IN VOLUME 21 OF SURVEYS, PAGES 85 THROUGH 87, UNDER AUDITOR'S FILE NO. 9812030124, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF BLOCK 1122, "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.


Commonly known as 2201 Minnesota Avenue, Anacortes, WA 98221.

5. CONVEYANCE OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby conveys and quit claims to Grantee, Michael Lanker, Trustee of the Tracy Lanker Credit Trust, u/a dtd 02/25/2022, an undivided one-half interest in the Described Community Property, which interest represents the surviving spouse's one-half interest in the property, which was the community property of Michael Lanker and Tracy Lanker at the time of the death of Tracy Lanker.

6. CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby conveys and quit claims to Grantee, Michael Lanker, Trustee of the Tracy Lanker Credit Trust, u/a dtd 02/25/2022, an undivided one-half interest in the Described Community Property, which interest represents the Decedent's one-half interest in the property at the time of Decedent's death.

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

DATED: March 2nd, 2023.

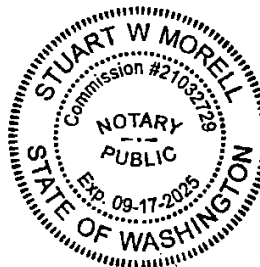

MICHAEL LANKER, individually and as Personal Representative of the Estate of Tracy Lanker, Deceased

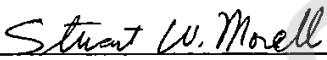
STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that MICHAEL LANKER signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the Estate of Tracy Lanker, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 2nd, 2023.

(SEAL)




Printed name: Stuart Morell
Notary Public in and for the State of Washington,
residing at 1415 Commercial Ave Anacortes WA
My appointment expires 09/17/2025