

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Dawn Tinsley
20391 O'Leary Road
Mount Vernon, WA 98273

ASSIGNMENT OF DEED OF TRUST

Reference No.: 202211040016 (Deed of Trust)

GRANTOR: **DAWN TINSLEY**, formerly known as
DAWN MURPHY, as Personal Representative of the
ESTATE OF DONALD MAGNUSON, Deceased

GRANTEE: **DAWN TINSLEY**, individually

Abbreviated Legal: Ptn. NE ¼ Section 19, Township 34, Range 4 E.W.M.

Additional Legal on page: Exhibit "A"

Assessor's Tax Parcel No.: P67366 / 3950-003-004-0103

FOR VALUE RECEIVED, the undersigned beneficiary, **DAWN TINSLEY**, formerly known as **DAWN MURPHY**, as Personal Representative of the **ESTATE OF DONALD MAGNUSON, Deceased**, under King County Superior Court Cause No. 18-4-00646-2, as Assignor, hereby assigns and transfers to **DAWN TINSLEY**, individually, as Assignee, all beneficial interest under that certain Deed of Trust executed by **LEGACY PROPERTY MANAGEMENT LLC**, a Washington limited liability company, as Grantor, to **LAND TITLE COMPANY OF SKAGIT COUNTY**, a corporation, as Trustee, recorded November 4, 2022, under Auditor's File Number 202211040016, records of Skagit County, Washington, describing land therein as:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

This Assignment of Deed of Trust includes all interest in the Note or Notes therein described or referred to, together with any and all modifications and amendments thereto, all interest on

ASSIGNMENT OF DEED OF TRUST - 1

the money due and to become due thereon, and all rights accrued or to accrue or secured under such Deed of Trust. In the event of any conflict or inconsistency between this assignment and the "Assignment of Promissory Note and Deed of Trust" the terms of the latter shall prevail.

DATED: January 2, 2024.

ASSIGNOR:

**ESTATE OF DONALD W. MAGNUSON,
Deceased**

 *Dawn Tinsley / Dawn Murphy PR*

By: Dawn Tinsley, f/k/a Dawn Murphy
Its: Personal Representative

ASSIGNEE:

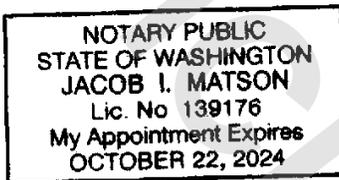

DAWN TINSLEY, individually

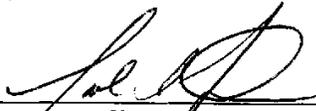
(Acknowledgements follow.)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **DAWN TINSLEY** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: ~~January 2, 2024.~~ 4/11/2024





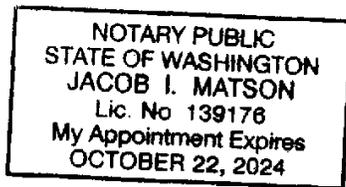
(Signature of Notary)
Jacob I. Matson

(Legibly Print or Type Name of Notary)
My appointment expires: 10/22/2024

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **DAWN TINSLEY**, formerly known as **DAWN MURPHY**, is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **ESTATE OF DONALD W. MAGNUSON, Deceased**, to be her free and voluntary act, for the uses and purposes mentioned in the instrument.

DATED: ~~January 2, 2024.~~ 4/11/2024





(Signature of Notary)
Jacob I. Matson

(Legibly Print or Type Name of Notary)
My appointment expires: 10/22/2024

Exhibit "A"
Legal Description

The North 12 feet of the South ½ of Lot 4; North ½ of Lot 4 and all of Lots 5 and 6, Block 3, "MARTIN & BAILEY'S ADDITION TO WEST MT. VERNON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 1 of Plats, page 48, records of Skagit County, Washington.

TOGETHER WITH the East 10 feet of vacated street abutting on the West line thereof.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT "A"

Case Number: 18-4-00646-2
Date: August 23, 2023
Serial ID: 23-135523-3355179214
Certified By: Catherine Cornwall
King County Clerk, Washington

FILED

2018 JAN 31 AM 9:14

KING COUNTY
SUPERIOR COURT CLERK
SEATTLE, WA

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
COUNTY OF KING

<p>IN RE THE ESTATE OF DONALD WAYNE MAGNUSON DECEASED</p>	<p>NO: 18-4-00646-2 SEA LETTERS TESTAMENTARY (LTRTS)</p>
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The last will of the above named decedent was duly exhibited, proven and filed on January 31, 2018 . It appears in and by said will that: DAWN MURPHY is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: January 31, 2018.



BARBARA MINER
King County Superior Court Clerk

By: *L. Paith*, Deputy Clerk
L. PAIT

• NOT OFFICIAL WITHOUT SEAL •

Case Number: 18-4-00646-2
Date: August 23, 2023
Serial ID: 23-135523-3355517S2W
Certified By: Catherine Cornwall
King County Clerk, Washington

I, CATHERINE CORNWALL, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this Seal of said Superior Court at my office at Seattle.



Catherine Cornwall, King County Clerk



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Sign in to KC Script Portal:

<https://dja-prd-ecexap1.kingcounty.gov/>

After you login to your account, click Certified Copy Verification from the black ribbon menu at the top of the screen. There you will enter the following Serial ID.

Serial ID: 23-135523-3355517S2W

This document contains 1 page plus this sheet, and is a true and correct copy of the original that is of record in the King County Clerk's Office. The copy associated with Serial ID will be displayed by the Clerk.