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After Recording Return To: SKAGIT LAW GROUP, PLLC P. O. Box 336 Mount Vernon, WA 98273

05/08/2024 03:38 PM Pages: 1 of 5 Fees: \$307.50

201612270036 Skagit County Auditor 12/27/2016 Page 1 of

\$76.00 4 10:59AM

*RE-RECORD TO CORRECT LEGAL DESCRIPTION

SPECIAL WARRANTY DEED

GRANTOR:

殿

RICHARD A. FRANK and MICHAEL S. FRANK, Co-Personal Representatives for the Estate of

HARRIETTE F. FRANK, Deceased

GRANTEE:

RICHARD A. FRANK, a married man as his separate estate,

and

MICHAEL S. FRANK, a married man as his separate estate

Legal Description;

Abbreviated Form:

Ptn SE1/4 SW1/4 S18 T35N R9E WM;

Lot B, SP 54-77

SKAGIT COUNTY WASHINGTON REALESTATE EXCUSE TAX

Additional on Page:

Exhibit A

Assessor's Tax Parcel No:

350918-0-007-0003; P44449;

350918-3-003-0308; P44468

Amount Paid So Skagit Co. Treasurer By Deput

THE GRANTORS, RICHARD A. FRANK and MICHAEL S. FRANK, in their capacity as the duly appointed, qualified and acting Co-Personal Representatives for the Estate of HARRIETTE F. FRANK, Deceased (the "decedent"), under Skagit County Superior Court Cause No. 16 4 00198 0, in distribution of said estate, hereby grant, bargain, convey and confirm to the GRANTEES, RICHARD A. FRANK, a married man as his separate estate, and MICHAEL S. FRANK, a married man as his separate estate, an undivided one-half fractional interest to each as tenants in common in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantor therein:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

1

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

MÁY 0 8 2024

Amount Paid Skagit Co. Treasurer
By Deputy

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

Estate of HARRIETTE F. FRANK, Deceased

Estate of HARRIETTE F. FRANK,

Deceased

RICHARD A. FRANK

Co-Personal Representative DATED: _December 2016 MICHAEL S. FRANK

Co-Personal Representative DATED: _December 2016

STATE OF WASHINGTON COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that RICHARD A. FRANK and MICHAEL S. FRANK are the persons who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as the Co-Personal Representatives of the Estate of HARRIETTE F. FRANK, Deceased, 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 207 day of December, 2016.

E CLARY PUBLIC

NOTARY PUBLIC in and for th Commission Expires 5 24

Exhibit A (Legal Description)

The West 320 feet of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Rang 9 East, W.M., described as follows:

Beginning at the intersection of the West line of the Southeast % of the Southwest % and the South line of the State Secondary Highway;

thence South for a distance of 300 feet;

thence East to the East line of the West 320 feet of said subdivision;

thence North along said Rast line for a distance of 250 feet, more or less, to the South line of the State Secondary Highway;

thence East along said South line to the point of beginning.

Except therefrom that portion described as follows:

Beginning at the intersection of the West line of the Southeast ¼ of the Southwest ¼ and the South line of the State Secondar Highway; thence South for a distance of 220 feet to the true point of beginning of this description;

thence South 80 feet;

thence East 80 feet;

thence North 80 feet;

thence West 80 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B

Lot B, Short Plat Number 54-77, approved September 15, 197 recorded September 15, 1977, under Auditor's File Number 864780, records of Skagit County, Washington; being a portion of the Southeast ¼ of the Southwest ¼ of Section 1a Township 35 North,

Situate in the County of Skagit, State of Washington.

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

ESTATE OF: CASE NO. 16-4-00198-0 LETTERS TESTAMENTARY

HARRIETTE F, FRANK

Deceased

I. BASIS

- 1.1 The last will of HARRIETTE F. FRANK late of Skagit County was duly exhibited proven and recorded in this court on MAY 13, 2016.
- $1.2\,$ In that will MICHAEL S. FRANK and RICHARD A. FRANK are named co-personal representatives.
- 1.3 The co-personal representatives have qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT MICHAEL S. FRANK and RICHARD A. FRANK are authorized by this court to execute the will of the above decedent according to law.

DATED MAY 13, 2016

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

I, MAVIS BETZ, 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 MAY 13, 2016.

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

MAVIS BETZ

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Deputy Clerk

STATE OF WASHINGTON COUNTY OF SKAGIT COUNTY

} ss

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 29th day of April, 2024.

Auditor

·-·*·= "SEAL

EXIBIT A

(Legal Description)

Parcel A

That portion of the West 320 feet of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway;

thence South for a distance of 300 feet;

thence East to the East line of the West 320 feet of said subdivision;

thence North along said East line for a distance of 260 feet, more or less, to the South

line of the State Secondary Highway;

thence Northwesterly along said South line to the point of beginning.

Except therefrom that portion described as follows;

Beginning at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway;

thence South for a distance of 220 feet to the true point of beginning of this description; thence South 80 feet:

thence East 80 feet;

thence North 80 feet;

thence West 80 feet to the true point off beginning.

Situate in the County of Skagit, State of Washington

Parcel B

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Situate in the County of Skagit, State of Washington.