

After filing, return to:

Law Office of Thomas J. Fiscus
PO Box 1167
Eastsound, WA 98245

LIS PENDENS

DOCUMENT SUMMARY

Administrator,
Estate of Laura Trina Winningham

Brandi Juby

Grantor:

Jonathan Lewis Winningham

Grantee:

Jonathan Lewis Winningham

Legal Description:

Lot 19, Except the West 10 feet thereof,
and all of Lot of 20, Block 72, City of
Anacortes, according to the Plat thereof
recorded in Volume 2 of Plats, pages 4-
7, records of Skagit County,
Washington.

Tax Parcel No

P55388

Documents Affected:

Auditor's File Nos : 202506270312,
202506270313

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**Estate of****LAURA TRINA WINNINGHAM,****Deceased.****NO. 25-4-00086-29****LIS PENDENS**

NOTICE is hereby given that probate of the intestate estate of LAURA TRINA WINNINGHAM was commenced in the above Court on February 18, 2025, and that BRANDI JUBY was granted Letters of Administration with nonintervention powers over the estate following a hearing on the matter on March 21, 2025. As such, BRANDI JUBY is the only person authorized to transfer any interest in the real property of the Decedent, which property is legally described as follows:

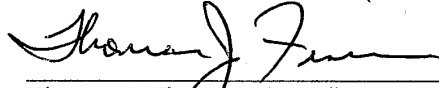
LOT 19, Except the West 10 feet thereof, and ALL OF LOT 20, Block 72, City of Anacortes, according to the Plat thereof recorded in Volume 2 of Plats, pages 4-7, records of Skagit County Washington.

Tax Parcel # P55388, Physical Address: 1202 5th St., Anacortes, WA 98221.

The Administrator has or intends to seek an Order of the Skagit County Superior Court to invalidate a purported transfer of the property via Quitclaim Deed to JONATHAN LEWIS WINNINGHAM, made by the said JONATHAN LEWIS WINNINGHAM on June 27, 2025. The purported transfer was improperly premised on a Lack of Probate Affidavit (Auditor's File No. 202506270312) filed by the said JOHATHAN LEWIS WINNINGHAM, on June 27, 2025. The matter was clearly in probate at that time. The Lack of Probate Affidavit and Quitclaim Deed purporting to transfer the said real property to JOHATHAN LEWIS WINNINGHAM is a nullity. All persons in any manner dealing with the said JOHATHAN LEWIS WINNINGHAM, or any person other than the Administrator, concerning the above-described real estate subsequent to the filing hereof will take subject to the rights of the Estate Administrator as established in this probate action.

DATED this the 29th day of September 2025.

Law Office of Thomas J. Fiscus

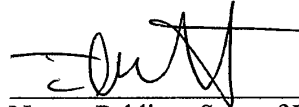
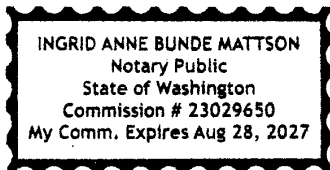


Thomas J. Fiscus, WSBA # 44741
Attorney for Estate Administrator,
Brandi Juby

STATE OF WASHINGTON)
):ss
COUNTY OF SAN JUAN)

This record was acknowledged before me on this 30th day of September 2025, by Thomas J. Fiscus as the attorney of Brandi Juby, Administrator of the Estate of Laura Trina Winningham.

Dated: September 29, 2025.



Notary Public - State of Washington

Print Name: Ingrid Anne Bunde Mattson

My Commission Expires: August 28, 2027