



202601140042

01/14/2026 12:22 PM Pages: 1 of 3 Fees: \$303.00
Skagit County Auditor

When Recorded Please Return To:
PIRKLE LAW FIRM, INC. P.S.
P.O. Box 1788
Mount Vernon, WA 98273

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned as Beneficiary, hereby grants, conveys, assigns and transfers to JEFFREY SEVERSON, a married person as his separate property, whose address is 24084 N. West View Road, Mount Vernon, WA 98274, all beneficial interest under that certain Deed of Trust, dated December 17, 2012, executed by ALPENGLOW PROPERTIES & DEVELOPMENT, LLC, a Washington Limited Liability Company, Grantor, to Land Title and Escrow, whose address is P.O. Box 445, 111 East George Hopper Road, Burlington, WA 98233, Trustee, and recorded on December 21, 2012, under Auditor's File No. 201212210080, Records of Skagit County, Washington, describing land therein as:

Assessor's Parcel Numbers: P80420 (6007-000-000-0001); P130914 (6007-000-000-0002); P130915 (6007-000-000-0003); P80421 (6007-000-000-0004); P130918 (6007-999-000-0000)

Units A through D, inclusive, "ROOSEVELT PLAZA CONDOMINIUM," as delineated on the Survey Map and Set of Plans recorded February 29, 2012, under Auditor's File No. 201202280167, and as described in that certain Condominium Declaration Containing Covenants, Conditions, Restrictions and Reservations for Roosevelt Plaza Condominium recorded February 28, 2012, under Auditor's File No. 201202280166, all in the records of Skagit County, Washington.

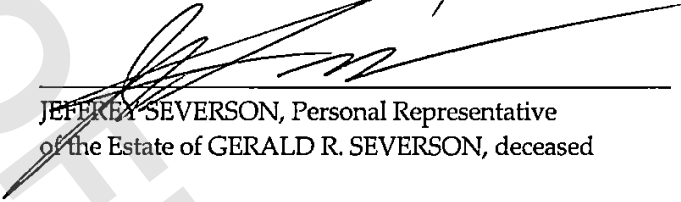
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

TOGETHER WITH the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust and the obligations under an agreement of even date with the Deed of Trust.

*Jeffrey Severson, Personal Representative
of the Estate of Gerald R. Severson, deceased.*

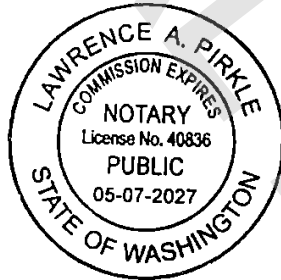
Dated the 13 day of January, 2026.


JEFFREY SEVERSON, Personal Representative
of the Estate of GERALD R. SEVERSON, deceased


STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JEFFREY SEVERSON is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of GERALD R. SEVERSON 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 13th day of January, 2026.



LAWRENCE A. PIRKLE



NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/27

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
10/22/2024

Estate of **GERALD R SEVERSON**:

No. 24-4-00566-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of GERALD R SEVERSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on October 21, 2024.
- 1.2 In that will JEFFREY SEVERSON is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT JEFFREY SEVERSON is authorized by this court to execute the will of the above decedent according to law.

DATED 10/22/2024.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY 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 October 21, 2024.

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

DATED: 10/29/2024

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

KRISTEN A. DENTON

