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PIRKLE LAW FIRM, INC. P.S.
P.O. Box 1788
Mount Vernon, WA 98273


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01/14/2026 12:22 PM Pages: 1 of 4 Fees: \$304.00
Skagit County Auditor

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 July 27, 2022, executed by ROBERT SUTHERLAND, a single person, Grantor, to Guardian Northwest Title and Escrow, whose address is 1301 Riverside Drive, Mount Vernon, WA 98273, Trustee, and recorded on July 29, 2022, under Auditor's File No. 202207290153, Records of Skagit County, Washington, describing land therein as:

Assessor's Parcel Numbers: P74631 (4135-028-018-0001) & P74630 (4135-028-013-0006)

Abbreviated Legal Description: Lots 12-18, Block 28, Town of Montborne.

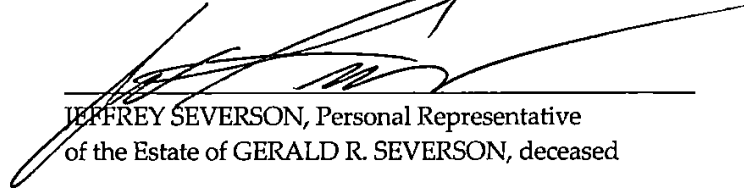
Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situated in Skagit County, 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.

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

[Signature]
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

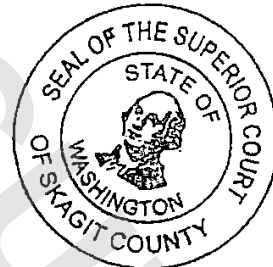

Deputy Clerk**KRISTEN A. DENTON**

EXHIBIT "A"

Assessor's Parcel Numbers: P74631 (4135-028-018-0001) & P74630 (4135-028-013-0006)

PARCEL A:

Lots 12 and 13, Block 28, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

EXCEPT that portion thereof, if any, lying within logging railroad right-of-way conveyed to the Nelson-Neal Lumber Company by deed dated March 28, 1936, and recorded April 7, 1936, in Volume 169 of Deeds, page 243, under Auditor's File No. 277827, records of Skagit County, Washington;

ALSO EXCEPT that portion, if any, lying within Montborne Road No. 0450.

Situated in Skagit County, Washington.

PARCEL B:

Lots 14 through 18, Block 28, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

EXCEPT that portion thereof, if any, lying within logging railroad right-of-way conveyed to the Nelson-Neal Lumber Company by deed dated March 28, 1936, and recorded April 7, 1936, in Volume 169 of Deeds, page 243, under Auditor's File No. 277827, records of Skagit County, Washington;

ALSO EXCEPT that portion, if any, lying within Montborne Road No. 0450.

Situated in Skagit County, 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.