



201904040059

04/04/2019 03:01 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

WHEN RECORDED RETURN TO:

Land Title & Escrow
3010 Commercial Avenue
Anacortes, WA 98221

Land Title and Escrow

02-170698-OE

DOCUMENT TITLE(S):
Letters Testamentary

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

The Estate of Denise E. Estrada

GRANTEES:

MELANI BRELAND as Executor of the Estate of Denise E. Estrada, Superior Court of Washington
for Whatcom County No. 17-4-00321-6

ABBREVIATED LEGAL DESCRIPTION:

Lot 5, Rancho San Juan Del Mar, Sub. #8.

TAX PARCEL NUMBER(S):
3979-000-005-0006, P68393

17-4-00321-6
LRTS 54
Letters Testamentary
4160434



SCANNED

FILED
COUNTY CLERK

2018 NOV -5 P 3:41

WHATCOM COUNTY
WASHINGTON

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

IN THE MATTER OF THE ESTATE OF

DENISE ELAINE ESTRADA,

Deceased.

No. 17-4-00321-6

LETTERS TESTAMENTARY

WHEREAS, the last Will of **DENISE ELAINE ESTRADA**, deceased, was on the 2ND day of November, 2018, duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that **MELANI BRELAND** and **FAUSTINO J. ESTRADA**, have been named Co-Executors in and by said will;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint and authorize **MELANI BRELAND** and **FAUSTINO J. ESTRADA**, Co-Executors, to execute said Will according to law.

WITNESS **Raquel Montoya-Lewis**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 2ND day of November, 2018.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By Beth Housen, Deputy Clerk

CERTIFICATE

STATE OF WASHINGTON]

COUNTY OF WHATCOM] ss.

I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 2ND day of November, 2018 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this ____ day of _____, 20 ____.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By _____, Deputy Clerk

[ltrstst.dot]

State of Washington,) SS.
County of Whatcom)

I, David L. Reynolds, County Clerk of Whatcom County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Whatcom, do hereby certify that the foregoing Instrument is a true and correct copy of the original, consisting of one pages, now on file in my office, and that the undersigned has the custody thereof.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Bellingham this 20 day of March 2019.
David L. Reynolds, County Clerk

By Dea
Deputy Clerk

FILED
COUNTY CLERK

2019 APR -1 PM 3:17

WHATCOM COUNTY
WASHINGTON

BY _____

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR THE COUNTY OF WHATCOM

In Re the Estate of

) NO. 17-4-00321-6

)

) DELEGATION OF DUTIES RE REAL

DENISE ELAINE ESTRADA,

) PROPERTY AND GR 17 AFFIDAVIT

)

Deceased.

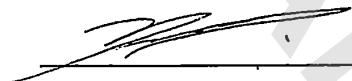
) JUDGE: RAQUEL MONTOYA-LEWIS

See attached.1- DELEGATION OF DUTIES +
GR 17 AFFIDAVITBARRON | SMITH | DAUGERT PLLC300 NORTH COMMERCIAL ♦ P.O. BOX 5008
BELLINGHAM, WA 98227-5008
TELEPHONE: (360) 733-0212 ♦ FAX: (360) 738-2341
www.barronsmithlaw.com

ESTATE OF DENISE ELAINE ESTRADA
Whatcom County Cause Number 17-4-00321-6
Limited Delegation of Duties
to Co-Personal Representative

Pursuant to RCW 11.68.095 and 11.98.016(3), Faustino J. Estrada does hereby delegate to Melani Breland of First Foundation Bank the power to bind the estate by executing any documents, including a purchase and sale agreement, and to otherwise effectuate agreements to sell certain parcels of real property commonly known as 1752 Smith Island Lane, Oak Harbor, WA, and 13614 Orca Ln., Anacortes, WA.

This delegation shall be effective from the date of execution below.

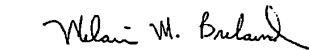


Faustino J. Estrada, Co-Personal Representative

20 June / 2018

Dated

Received by:



Melani Breland, Co-Personal Representative

06-20-2018

Dated

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR THE COUNTY OF WHATCOM

In Re the Estate of) NO. 17-4-00321-6
)
 DENISE ELAINE ESTRADA,) GR 17 AFFIDAVIT RE DELEGATION OF
) DUTIES RE REAL PROPERTY
 Deceased.)
) JUDGE: RAQUEL MONTOYA-LEWIS

STATE OF WASHINGTON)
) ss.
 COUNTY OF WHATCOM)

I, NOLAN DAVIDSON, attorney with the law office of Barron Smith Daugert, PLLC, declare and state the following:

1. The attached is a photocopy of a "Limited Delegation of Duties to Co-Personal Representative" signed on June 20, 2018 by Faustino J. Estrada as Co-Personal Representative for the Estate of Denise Elaine Estrada delegating to Melani Breland of First Foundation Bank, Co-Personal Representative for the Estate of Denise Elaine Estrada, the power to bind the Estate of Denise Elaine Estrada in the sale of real properties titled in said decedent's name, commonly known as: 1752 Smith Island Lane, Oak Harbor, WA, and 13614 Orca Lane, Anacortes, WA.

2. Affiant has reviewed the "Limited Delegation of Duties" (1 pg) which, together with this Affidavit (1 pg) and filing coversheet (1 pg) total 3 pages, and confirms the submission herewith is complete and legible.

DATED this 1st day of April, 2019. BARRON SMITH DAUGERT, PLLC

By [Signature]
 NOLAN DAVIDSON, WSBA #47682

NOTARY PUBLIC
 SUBSCRIBED AND SWORN before me this 1st day of April, 2019, by Nolan Davidson.
 (SEAL) NOTARY PUBLIC, State of Washington
 My appointment expires: 11-15-2020

GR 17 AFFIDAVIT - 1

BARRON | SMITH | DAUGERT PLLC
 300 NORTH COMMERCIAL ♦ P.O. BOX 5008
 BELLINGHAM, WA 98227-5008
 TELEPHONE: (360) 733-0212 ♦ FAX: (360) 738-2341
 www.barronsmithlaw.com

State of Washington,) SS.
County of Whatcom)

I, David L. Reynolds, County Clerk of Whatcom County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Whatcom, do hereby certify that the foregoing Instrument is a true and correct copy of the original, consisting of Three pages, now on file in my office, and that the undersigned has the custody thereof.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Bellingham this 15th day of April 2019.
David L. Reynolds, County Clerk

By 

Deputy Clerk