



201812110042

12/11/2018 11:16 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**After Recording Return To:**  
Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 5390  
DEC 11 2018

Amount Paid \$  
Skagit Co. Treasurer  
By *mm* Deputy

**SPECIAL WARRANTY DEED**

**GRANTOR:** DARCY RIGGINS-SCHMIDT, Personal Representative of the Estate of DANNÉ E. RIGGINS, Deceased

**GRANTEE:** ROBIN DANAE MARI, a single person

**Legal Description:**

Abbreviated Form: HOLIDAY HIDEAWAY NO 1 LOT 40 BLK 3, SURVEY RECORDED AF#200505250033

Additional on: Page 1

**Assessor's Tax Parcel No.:** 3926-003-040-0001; P65875

THE UNDERSIGNED GRANTOR, DARCY RIGGINS-SCHMIDT, in her capacity as the duly appointed Personal Representative of the Estate of DANNÉ E. RIGGINS, Deceased, under Skagit County Superior Court Cause No. 18-4-00231-29, in distribution of a specific bequest from said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, ROBIN DANAE MARI, a single person, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lot 40, Block 3, HOLIDAY HIDEAWAY NO. 1, according to the plat thereof, recorded in Volume 8 of Plats, page 36, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

**SPECIAL WARRANTY DEED - 1**

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

DATED this 26<sup>th</sup> day of November, 2018.

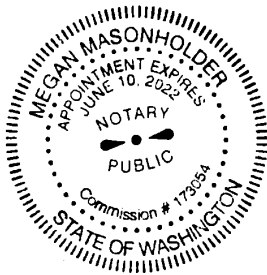
Estate of DANNÉ E. RIGGINS, Deceased

By *Darcy Riggins-Schmidt*  
**DARCY RIGGINS-SCHMIDT**  
Personal Representative

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DARCY RIGGINS-SCHMIDT** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of DANNÉ E. RIGGINS, Deceased**, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26<sup>th</sup> day of November, 2018.



*Megan Masonholder*  
Printed Name MEGAN MASONHOLDER  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires June 10, 2023

