

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



201812110043

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 5389
DEC 11 2018

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy

SPECIAL WARRANTY DEED

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

GRANTEE: **DARCY RIGGINS-SCHMIDT**, a married woman as her
separate estate

Legal Description:
Abbreviated Form: **HOLIDAY HIDEAWAY NO 1 LOT 26 BLK 3**
Additional on: **Page 1**

Assessor's Tax Parcel No.: **3926-003-026-0009; P65860**

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, **DARCY RIGGINS-SCHMIDT**, a married woman as her separate estate, 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 26, Block 3, Holiday Hideaway No. 1, as per plat recorded in Volume 8 of Plats, pages 36 through 42, inclusive, 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 26th day of November, 2018.

Estate of **DANNÉ E. RIGGINS, Deceased**

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

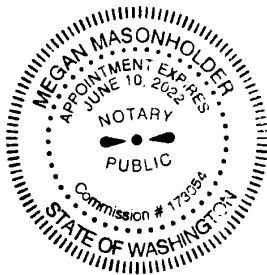
STATE OF WASHINGTON

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 26th day of November, 2018.



Megan Masonholder
 Printed Name MEGAN MASONHOLDER
 NOTARY PUBLIC in and for the State of Washington
 My Commission Expires June 10, 2022

SPECIAL WARRANTY DEED - 2

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk
Skagit County, WA
06/29/18**Estate of DANNE E RIGGINS:**

No. 18-4-00231-29

LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of DANNE E RIGGINS late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on June 29, 2018.

1.2 In that will DARCY RIGGINS SCHMIDT is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED on this the 29th day of July, 2018.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)

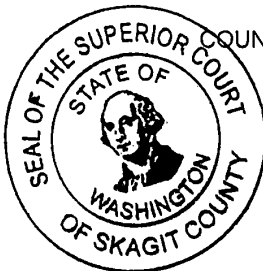
) ss

COUNTY OF SKAGIT)

I, MAVIS BETZ, 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 June 29, 2018.

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

DATED: July 02, 2018

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY

Kristen Denton, Deputy Clerk