

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



201901070061

01/07/2019 11:05 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019
JAN 07 2019

SPECIAL WARRANTY DEED

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

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: E 125 FT OF N 90 FT OF S 341 FT OF W ½ SE ¼ SW ¼
Additional on: Page 1

Assessor's Tax Parcel No.: 340417-3-016-0003; P26002

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 non-pro rata distribution of 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:

The East 125 feet of the North 90 feet of the South 341 feet of the West Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

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 31 day of DECEMBER, 2018.

Estate of DANNÉ E. RIGGINS, Deceased

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

STATE OF WASHINGTON
COUNTY OF WHATCOM } 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 31 day of December, 2018



Liliya Alter
Printed Name Liliya Alter
NOTARY PUBLIC in and for the State of Washington
My Commission Expires November 05, 2022

18-4-00231-29
LRTS 6
Letters Testamentary
3391492



**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)

Melissa Beaton

I, 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: **JAN 7 - 2019**

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *[Signature]*
MELISSA McLAIN Deputy Clerk

