

AFTER RECORDING RETURN TO:

Johanna M. Coolbaugh
Karr Tuttle Campbell
701 Fifth Avenue, Ste. 300
Seattle, WA 98104

Real Estate Excise Tax
Exempt

Skagit County Treasurer

By Heather Beauvais

Affidavit No. 2021-2593

Date 06/09/2021

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

Document Title(s) (or transactions contained herein): Personal Representative's Special Warranty Deed
Reference Number(s) of Documents assigned or released: Additional reference numbers on page ___ of document(s)
Grantor(s): Catherine Michele Fahy Moss and Yvette Teofan, Co-Personal Representatives of the estate of Max Quinn (aka Marsha M. Quinn), Deceased Additional names on page ___ of document.
Grantee(s): Catherine Michele Fahy Moss and Yvette Teofan, Co-Trustees of The Maya Nicole Hives 2020 Trust dated March 4, 2020 Additional names on page ___ of document.
Legal description: Lot 5. PLAT OF FOREST MEADOW DIV. 2, according to the plat thereof, recorded in Volume 14 of Plats, page 14, records of Skagit County, Washington.
Assessor's Property Tax Parcel/Account Number(s): P83233/4477-000-005-0001
Real Estate Excise Tax Exempt Transfer: WAC 458-61A-202(6)f

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

THE GRANTORS, Catherine Michele Fahy Moss and Yvette Teofan, Co-Personal Representatives of the ESTATE OF MAX QUINN (aka MARSHA M. QUINN), deceased, for and in consideration of the distribution of the assets of the Estate, grants, bargains, conveys, and confirms to Catherine Michele Fahy Moss and Yvette Teofan, Co-Trustees of The Maya Nicole Hives 2020 Trust dated March 4, 2020, all of the interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor thereto:

Lot 5, PLAT OF FOREST MEADOW DIV. NO. 2, according to the plat thereof, recorded in Volume 14 of Plats, page 14, records of Skagit County, Washington.

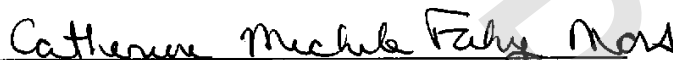
Situated in Skagit County, Washington.


Tax Account No.: 4477-000-005-0001 P83233

The property conveyed herein has been conveyed "AS IS" and there are no structural or mechanical warranties of any kind whatsoever.

The Grantors, in their capacity as the Co-Personal Representatives of the Estate of Max Quinn (aka Marsha M. Quinn), execute this instrument solely in their fiduciary capacity, and hereby covenant only that they are authorized to make this conveyance in such fiduciary capacity and that against all persons lawfully claiming through or under said Grantor, and not otherwise, said Grantors will forever warrant and defend the above-described real estate. Said Grantors, in their capacity as the Co-Personal Representatives of the Estate of Max Quinn (aka Marsha M. Quinn), for themselves and their successors in interest, hereby disclaim any and all other warranties or covenants, whether express or implied. Any further recourse hereunder is to be had only against the Estate of Max Quinn (aka Marsha M. Quinn).

Dated this 1 day of June, 2021.


Catherine Michele Fahy Moss, Co-Personal Representative
ESTATE OF MAX QUINN (aka MARSHA M. QUINN)

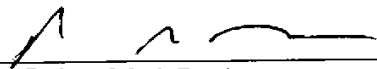

Yvette Teofan, Co-Personal Representative
ESTATE OF MAX QUINN (aka MARSHA M. QUINN)

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

I certify that I know or have satisfactory evidence that Catherine Michele Fahy Moss is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Personal Representative of the Estate of Max Quinn (aka Marsha M. Quinn) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 1st day of June, 2021.

ROBERT MARK DAVIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 02DA6075741
Qualified in Westchester County
Commission Expires June 10, 2022




Robert Mark Davis
(printed name of notary)
NOTARY PUBLIC in and for the state
of New York, residing at Yonkers, NY
My appointment expires 06/10/2022

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

I certify that I know or have satisfactory evidence that Yvette Teofan is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Personal Representative of the Estate of Max Quinn (aka Marsha M. Quinn) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 1st day of June, 2021.

ROBERT MARK DAVIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 02DA6075741
Qualified in Westchester County
Commission Expires June 10, 2022



Robert Mark Davis
(printed name of notary)
NOTARY PUBLIC in and for the state
of New York, residing at Yonkers, NY
My appointment expires 06/10/2022