

After Recording Return To:

SKAGIT LAW GROUP, PLLC  
P. O. Box 336  
Mount Vernon, WA 98273

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Kaylee Oudman  
Affidavit No. 20251484  
Date 05/15/2025

**SPECIAL WARRANTY DEED**

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**GRANTOR:** YELENA A. RUBY, Personal Representative for the Estate of  
ROBERT H. RUBY, Deceased

**GRANTEE:** YELENA A. RUBY, a single woman

**Legal Description:**

Abbreviated Form: LOT 19, PLAT OF ROLLING RIDGE ESTATES NO. 4  
Additional on: Page 1

**Assessor's Tax Parcel No:** P102150; 4596-000-019-0008

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THE UNDERSIGNED GRANTOR, **YELENA A. RUBY**, in her capacity as the duly appointed, qualified, and acting Personal Representative for the **Estate of ROBERT H. RUBY, Deceased**, under Skagit County Superior Court Cause No. 24-4-00108-29, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **YELENA A. RUBY**, a single woman, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lot 19, Plat of Rolling Ridge Estates No. 4, as per plat recorded in Volume 15 of Plats, pages 67 and 68, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

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.

On recording this deed all right, title, and interest in the above-described property shall vest in **YELENA A. RUBY**, a single woman.

DATED this 15<sup>th</sup> day of May, 2025.

**Estate of ROBERT W. RUBY, Deceased**

By: \_\_\_\_\_

**YELENA A. RUBY**

Personal Representative

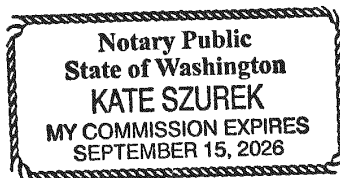
STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence **YELENA A. RUBY** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of ROBERT W. RUBY, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15<sup>th</sup> day of May, 2025.



\_\_\_\_\_  
*Kate Szurek*

Printed Name \_\_\_\_\_ **KATE SZUREK**  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 9/15/2026