

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 Lena Thompson
Affidavit No. 20260812
Date 03/23/2026

SPECIAL WARRANTY DEED

GRANTOR: **ARTHUR B. DELMAGE**, as Personal Representative of the
 Estate of ANN K. DELMAGE, Deceased

GRANTEE: **ARTHUR B. DELMAGE**, a married man as his separate
 estate

Legal Description:
Abbreviated Form: LOT 2, EVERETT’S MCLEAN TRACTS
Additional on: Page 1

Assessor’s Tax Parcel No.: P65258; 3911-000-002-0000

THE UNDERSIGNED GRANTOR, **ARTHUR B. DELMAGE**, in his capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of ANN K. DELMAGE, Deceased**, under Skagit County Superior Court Cause No. 25-4-00414-29, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **ARTHUR B. DELMAGE**, a married man as his separate estate, 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 2, “EVERETT’S MCLEAN TRACTS,” according to the plat recorded in Volume 8 of Plats, page 4, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

The Grantor, for himself and for his 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 23rd day of March, 2026.

Estate of ANN K. DELMAGE, Deceased

By: *Arthur B. Delmage*
ARTHUR B. DELMAGE
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **ARTHUR B. DELMAGE** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of ANN K. DELMAGE, 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 23rd day of March, 2026.

Wanda Lankford

Printed Name Wanda Lankford
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 10/30/29



SKAGIT COUNTY, WASH
FILED

AUG 11 2025

MELISSA BEATON, CO. CLERK
Deputy

SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

Estate of ANN K DELMAGE:

NO. 25-4-00414-29

LETTERS TESTAMENTARY
(LTRTS)

Whereas, the Last Will and Testament of ANN K DELMAGE deceased, was on August 11, 2025, duly exhibited, proven, and recorded in our said superior court,

Whereas, it appears in and by said Will that **ARTHUR B DELMAGE** is appointed executor thereon, and whereas, said **ARTHUR B DELMAGE** has duly qualified,

Now therefore, know all persons by these presents, that we do hereby authorize the said **ARTHUR B DELMAGE** to execute said will according to law.

Witness my hand and the seal of said court, August 11, 2025.

Melissa Beaton, County Clerk
Clerk of the Superior Court



By Deanna Mallchok Deputy Clerk

