



202605150080

05/15/2026 02:00 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

After recording return to:

North Sound Law Group, PLLC
300 N Commercial Street
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261457
May 15 2026
Amount Paid \$10.00
Skagit County Treasurer
By Lena Thompson Deputy

DOCUMENT TITLE: Statutory Warranty Deed
GRANTOR: MARIA L. MAGANA, Administrator of the
Estate of DANIEL R. FITZSIMMONS, Deceased
GRANTEE: MARIA L. MAGANA, a single woman
ABBREVIATED LEGAL DESCRIPTION: TINAS COMA Lt 2
ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 1
ASSESSOR'S TAX/PARCEL NUMBER(S): P117037

STATUTORY WARRANTY DEED

THE GRANTOR, MARIA L. MAGANA Administratrix of the Estate of DANIEL R. FITZSIMMONS, Deceased, in Probate Cause No. 26-4-00214-37 in Whatcom County Superior Court of Washington, and not in her individual capacity, as a distribution of the estate and for no monetary consideration, conveys and warrants to MARIA L. MAGANA, effective as of the date hereof, the real property in Skagit County, Washington, described as follows:

LOT 2, "PLAT OF TINAS COMA," AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

//

Statutory Warranty Deed - 1

