

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. 20261670
Date 06/02/2026

SPECIAL WARRANTY DEED

GRANTOR: **CINDY MAXWELL, as Personal Representative of the
Estate of VIRGINIA ANNE JONES, Deceased**

GRANTEE: **CINDY MAXWELL, Trustee of the VIRGINIA ANNE
JONES TRUST fbo STEVEN D. JONES, uwd 10/13/2021**

Legal Description:
Abbreviated Form: Lot 10, SKYLINE NO. 9
Additional on: Page 1

Assessor's Tax Parcel No: P59856; 3825-000-010-0005

THE GRANTOR, **CINDY MAXWELL**, in her capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of VIRGINIA ANNE JONES, Deceased**, under Skagit County Superior Court Cause No. 25-4-00475-29, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **CINDY MAXWELL**, Trustee of the **VIRGINIA ANNE JONES TRUST fbo STEVEN D. JONES, uwd 10/13/2021**, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor or the decedent, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lot 10, SKYLINE NO. 9, according to the plat thereof recorded in Volume 9
of Plats, pages 75-77, records of Skagit County, Washington.

SPECIAL WARRANTY DEED - 1

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.

DATED: 5/26, 2026.

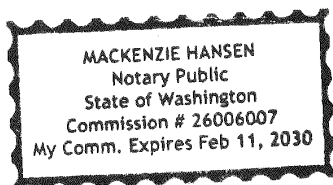
Estate of VIRGINIA ANNE JONES, Deceased

By Cindy Maxwell
CINDY MAXWELL
Personal Representative

STATE OF WASHINGTON }
COUNTY OF WHATCOM } ss.

I certify that I know or have satisfactory evidence that **CINDY MAXWELL** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of VIRGINIA ANNE JONES, 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 26 day of May, 2026.



Mackenzie Hansen
Printed Name Mackenzie Hansen
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 02/11/2030

SPECIAL WARRANTY DEED - 2