

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. 20249439
Date 01/29/2024

SPECIAL WARRANTY DEED

GRANTOR: **CATHERINE D. RITCHIE,**
Personal Representative of the **ESTATE OF CYNTHIA JO**
RITCHIE, Deceased

GRANTEES: **CATHERINE D. RITCHIE,**
a married woman, as her separate estate;
MICHAEL B. RITCHIE,
a single man; and
JOSEPH J. RITCHIE, II,
a single man

Legal Description:
Abbreviated Form: Lot 2, PLAT OF SKAGIT BEACH NO. 1, being a ptn of
the NE ¼ Section 13, Township 34, Range 2 E.W.M.

Additional on: Exhibit "A"

Assessor's Tax Parcel No.: 4008-000-002-0119 / P69403

THE UNDERSIGNED GRANTOR, **CATHERINE D. RITCHIE**, in her capacity as the duly appointed Personal Representative of the **ESTATE OF CYNTHIA JO RITCHIE, Deceased**, under Skagit County Superior Court Cause No. 20-4-00449-29, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEES, **CATHERINE D. RITCHIE**, a married woman, as her separate estate; **MICHAEL B. RITCHIE**, a single man; and

SPECIAL WARRANTY DEED - 1

JOSEPH J. RITCHIE, II, a single man, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

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 this 21 day of January, 2024.

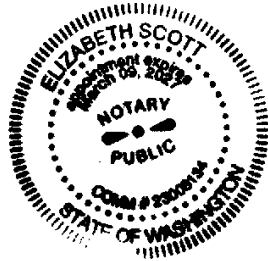
ESTATE OF CYNTHIA JO RITCHIE, Deceased

By *Catherine D. Ritchie*
CATHERINE D. RITCHIE
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **CATHERINE D. RITCHIE** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Personal Representative of the **ESTATE OF CYNTHIA JO RITCHIE, Deceased**, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21th day of January, 2024.



Elizabeth Scott
Printed Name **ELIZABETH SCOTT**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires March 9, 2027

Exhibit "A"
Legal Description

Lot 2, PLAT OF SKAGIT BEACH NO. 1, according to the plat thereof recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington.

EXCEPT the Northerly half thereof, conveyed to H.B. Nelson, by deed recorded March 17, 1965, under Auditor's File No. 663456, records of Skagit County, Washington;

SUBJECT TO covenants, plat restrictions, easements, etc. of record.

Situated in Skagit County, Washington.

EXHIBIT "A"

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
10/28/2020

Estate of CYNTHIA JO RITCHIE:	No. 20-4-00449-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of CYNTHIA JO RITCHIE late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on October 28, 2020.
- 1.2 In that will CATHERINE D RITCHIE is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT CATHERINE D RITCHIE is authorized by this court to execute the will of the above decedent according to law.

DATED 10/28/2020.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on October 28, 2020.

I further certify that these letters are now in full force and effect.

DATED: 10/28/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

