

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. 20240991
Date 06/17/2024

STATUTORY WARRANTY DEED

GRANTOR: **GRANITE HOLDINGS, LLC**, a Washington limited liability company

GRANTEE: **HENRY W. RUBY**, Personal Representative for the Estate of **ROBERT H. RUBY**, Deceased

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

THE UNDERSIGNED GRANTOR, **GRANITE HOLDINGS, LLC**, a Washington limited liability company, for and in consideration of the distribution of capital (mere change in form of ownership) and for no monetary consideration, hereby conveys and warrants to the GRANTEE, **HENRY W. RUBY**, Personal Representative for the Estate of **ROBERT H. RUBY**, Deceased, 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:

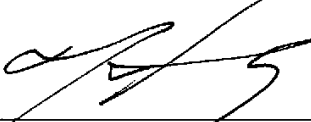
Lot 19, Plat of Rolling Ridge Estates No. 4, as per plat recorded in Volume 15 of Plats, pages 67 and 68, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

The aforesaid conveyance shall specifically exclude any and all personal property situate on the above-described property.

DATED this 13th day of June, 2024.

GRANITE HOLDINGS, LLC


By: 
HENRY W. RUBY, Personal Representative of
the Estate of **ROBERT W. RUBY**, Deceased
Member, in his capacity as Manager of Granite
Holdings, LLC

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **HENRY W. RUBY** is the person who appeared before me, and acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of **GRANITE HOLDINGS, LLC**, a Washington limited liability company, 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 13th day of June, 2024.




Printed Name **CASSANDRA CARR**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2026