

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

THIS SPACE RESERVED FOR RECORDER'S USE

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260613
Date 03/03/2026

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: SPECIAL WARRANTY DEED
Grantors: DOUGLAS E. NOBLET, NICOLE RAE MARTINSON, and KORI KAY GRANGER, Co-Personal Representatives of the Estate of CHERYL R. BISHOP
Grantee: DOUGLAS E. NOBLET, a single man, as to his sole and separate property
Abbreviated Legal: Parcel A: Lot 1, SP PL08-0286 (Ptn SW ¼ of SE ¼, 2-34-3)
Parcel B: Lot 4, Country Club Add. #3
Parcel and Tax Numbers: P21065/340302-4-003-0004 and P64573/3888-000-004-0007
Reference Number(s) of Documents Affected: N/A
Full Legal Description set forth in Exhibit A of Document.

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTORS, **DOUGLAS E. NOBLET, NICOLE RAE MARTINSON, and KORI KAY GRANGER**, in their capacities as the Co-Personal Representatives of the **Estate of CHERYL R. BISHOP, Deceased**, under Skagit County Superior Court Cause No. 20-4-00263-29, in distribution of said Estate, hereby grant, bargain, convey, and confirm to the Grantee, **DOUGLAS E. NOBLET**, a single man, all of Grantors' right, title, and interest, together with all after-acquired title, in and to the following described real estate, of the Grantor therein, situated in the County of Skagit, State of Washington:

See **Exhibit A** attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantors, for themselves and for their respective successors in interest, expressly limit the covenants of this Deed to those expressed herein and exclude all covenants arising, or to arise, by statutory or other implication, and do hereby covenant to warrant and defend such real estate against all persons lawfully claiming, or to claim, by, through, or under Grantors, and not otherwise.

(Signatures on following page.)

DATED: March 3, 2026.

**ESTATE OF CHERYL R. BISHOP,
DECEASED**

By: [Signature]
Douglas E. Noblet, Co-Personal
Representative

By: [Signature]
Nicole Rae Martinson, Co-Personal
Representative

By: [Signature]
Kori Kay Granger, Co-Personal
Representative

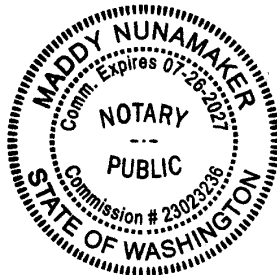
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

On this 3rd day of March, 2026, I certify that I know or have satisfactory evidence that **DOUGLAS E. NOBLET, NICOLE RAE MARTINSON, and KORI KAY GRANGER** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Co-Personal Representatives of the **ESTATE OF CHERYL R. BISHOP, deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
Printed Name: Maddy Nunamaker
Notary Public in and for the State of Washington
residing at MOUNT VERNON
My commission expires: JULY 26, 2027

EXHIBIT A
Legal Description

Skagit County Parcel No. P21065:

Lot 1, Short Plat No. PL08-0286, approved June 3, 2011, recorded June 3, 2011, under Auditor's File No. 201106030058, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 2, Township 34 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over, under, across, and through the Easterly 20.00 feet, as measured at right angles to the East line and the Northerly projection of the East line of Lot 4, 'COUNTY CLUB ADDITION NO. 3,' as per plat recorded in Volume 8 of Plats, page 82, records of Skagit County, Washington.

Situate in Skagit County, Washington

SUBJECT TO all covenants, conditions, restrictions, reservations, easements, and agreements of record.

Skagit County Parcel No. P64573:

Lot 4, "COUNTRY CLUB ADDITION NO. 3," as per plat recorded in Volume 8 of Plats, page 82, records of Skagit County, Washington.

Situate in Skagit County, Washington

SUBJECT TO all covenants, conditions, restrictions, reservations, easements, and agreements of record.