

AFTER RECORDING MAIL TO:

Joan Katherine Edison
18404 6th Avenue W
Bothell, WA 98012-8995

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262175

Jul 10 2026

Amount Paid \$869.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4221-4390360 (TRS)**

Grantor(s): **Paula Gail Cooper, who acquired title as Paula Cooper, Trustee of the Paula Cooper Living Trust dated June 17, 2022**

Grantee(s): **Joan Katherine Edison, a single person**

Abbreviated Legal: **LOT 13, BLK 4, THUNDERBIRD LANE, VOL. 8, P. 76-77, SKAGIT COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P70079 | 4032-004-013-0001**

THE GRANTOR(S) Paula Gail Cooper, who acquired title as Paula Cooper, Trustee of the Paula Cooper Living Trust dated June 17, 2022 for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Joan Katherine Edison, a single person**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 13, Block 4, THUNDERBIRD LANE, according to the plat thereof, recorded in Volume 8 of Plats, Pages 76 and 77, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

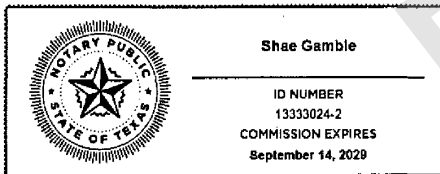
Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: **P70079 | 4032-004-013-0001**Statutory Warranty Deed
- continuedFile No.: **4221-4390360 (TRS)**Dated: 07/08/2026

Paula Cooper Living Trust dated June 17, 2022

Paula Gail Cooper, Trustee

Paula Gail Cooper, Trustee

STATE OF Texas)
COUNTY OF Harris)-ssThis record was acknowledged before me on 07/08/2026 by **Paula Gail Cooper as Trustee of the Paula Cooper Living Trust dtd 6/17/2002 .**Shae GambleNotary Public Shae Gamble
My commission expires: 09/14/2029

Electronically signed and notarized online using the Proof platform.