202610220034
10/22/2026 12:49 PM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

David Charles Hartford and James Goetz
1407 South 12th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263498
Oct 22 2026
Amount Paid $6965.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60048229-351

THE GRANTOR(S)
Bruce A. Cox, an unmarried person

for and in consideration of
Ten Dollars and other valuable consideration ($10.00)

in hand paid, conveys and warrants to
David Charles Hartford, an unmarried person and James Goetz, a married person as their separate property

the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. NE 1/4 - NW 1/4, Sec. 29-34-4 EWM

Tax Parcel Number(s): 340429-0-200-0001/P28373

Dated: 10/21/26

Bruce A. Cox

STATE OF WASHINGTON
COUNTY OF Skagit

This record was acknowledged before me on this 21ST day of October, 2026, by Bruce A. Cox.

Signature

Notary
Title

My commission expires: 03-17-30

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2030

UNOFFICIAL DOCUMENT

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1407 South 12th Street, Mount Vernon, WA 98274
Tax Parcel Number(s): 340429-0-200-0001/P28373

Property Description:

That portion of the Northeast Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of 12 Street, if extended South from the Map of Millett's Addition to Mt. Vernon, according to the plat thereof recorded in Volume 2 of Plats, page 63, records of Skagit County, Washington, which point is 550 feet North of the South line of said Northeast Quarter of the Northwest Quarter;
thence West 100 feet to the East line of the alley through Block 23, said Map of Millett's Addition to Mt. Vernon, extended South;
thence North along said line of the alley 50 feet;
thence East 100 feet to the West line of 12th Street extended;
thence South 50 feet to the point of beginning;

Situate in the County of Skagit, State of Washington.