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AFTER RECORDING MAIL TO:

Aurora and Andrew Cooper  
826 Hoag Road  
Mount Vernon, WA 98273

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-179445-OE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-3209  
Aug 19 2020  
Amount Paid \$4901.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

**THE GRANTORS JOSEPH M. HELDT AND NICOLE B. HELDT, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **AURORA COOPER and ANDREW COOPER, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
Lot 1, SP MV-1-98 AF #9903110042 (Ptn NE 1/4 NW 1/4 17-34-4 E W.M.)

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):  
**340417-2-004-0009, P25909**

Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-179445-OE.

Dated August 17, 2020

  
Joseph M. Heldt

  
Nicole B. Heldt


STATE OF Colorado  
COUNTY OF Weed SS:

I certify that I know or have satisfactory evidence that **Joseph M. Heldt and Nicole B. Heldt** are the person(s) who appeared before me, and said person(s) acknowledged that **they** signed this instrument and acknowledge it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/18/2020

Seal/Stamp: 

JILL R. SMITH Notary Public State of Colorado Notary ID # 19974003701 My Commission Expires 02-27-2021
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Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Colorado  
Residing at 5821 Wetland Loop Frederick, CO 80504  
My appointment 2/27/2021

**EXHIBIT A**

Lot 1, Short Plat No. MV-1-98, approved March 9, 1999 and recorded March 11, 1999 and recorded in Volume 14 of Short Plats, pages 6 and 7, under Auditor's File No. 9903110041, being a portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.