

202509250023

09/25/2025 10:37 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Chad Galbraith and Darcy Galbraith
704 East Smith Road
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253138

Sep 25 2025

Amount Paid \$4317.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24457-TB

THE GRANTOR(S) **James M. Cox and Erica R. Howard-Cox, a married couple**

for and in consideration of **ten dollars and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange**

in hand paid, conveys, and warrants to **Chad Galbraith and Darcy Galbraith, husband and wife**

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

Unit C, Building B, THE FOOTHILLS, A CONDOMINIUM, according to Declaration recorded December 18, 1973, under Auditor's File No. 794663, and any Amendments thereto, and Survey Map and Plans thereof recorded in Volume 10 of Plats, pages 55 through 59, under Auditor's File No. 794662, records of Skagit County, Washington; being a portion of Lots 3 through 9, Block 1, "FRITSCH'S ADDITION TO BURLINGTON", according to the plat thereof recorded in Volume 3 of Plats, page 78, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Unit C, Building B, THE FOOTHILLS, A CONDOMINIUM

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 as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P78285/4211-000-003-0004

Statutory Warranty Deed
LPB 10-05

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Dated: 9-24-2025

James M. Cox
 James M. Cox

Erica R. Howard-Cox
 Erica R. Howard-Cox

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 24 day of September, 2025, by James M Cox and Erica R. Howard-Cox.

Signature

Title

My commission expires: June 16, 2029



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A

25-24457-TB

9. Terms, provisions, definitions, covenants, reservations, options, obligations and restrictions contained in Declaration recorded December 18, 1973 under Auditor's File No. 794663, or as may be contained in any By-Laws adopted pursuant to Article 12 of said Declaration, or in Amended Declaration recorded August 3, 1994 under Auditor's File No. 9408030134.
10. Any assessment now or hereafter levied under the provisions of Article 13 of said declarations.
11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named:
Name: Foothills, A Condominium
Recorded: December 18, 1973
Auditor's No.: 794662
- The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
12. Terms, provisions and limitations contained in the Horizontal Property Regimes Act, Chapter 156 of Laws of 1963, "R.C.W. 64.32", as amended.
13. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"
14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Comcast of Washington IV, Inc., its successors and assigns
Dated: July 1, 2003
Recorded: January 15, 2004
Auditor's No.: 200401150052
Purpose: "... construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time from time to time a broadband communications system consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications ..."
Area Affected: Common areas

End of Exhibit AStatutory Warranty Deed
LPB 10-05

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