

When recorded return to:

Elizabeth L. Tucker
Arthur M. Tucker
1750 Grand Avenue
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253943

Dec 08 2025

Amount Paid \$8956.80
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60028177-351

THE GRANTOR(S)

Sheryl A. Smith, Successor Trustee of "Family Trust" under The M.E. Hartley Family Trust dated May 26, 2000,
and Sheryl A. Smith, Successor Trustee of "Survivor's Trust" under The M.E. Hartley Family Trust dated May 26,
2000, each as to an undivided interest

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

in hand paid, conveys and warrants to
Elizabeth L. Tucker and Arthur M. Tucker, a married couple

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.)

Lot 40, Big Fir North PUD, Ph 1

Tax Parcel Number(s): 4922-000-040-0000/P126023

Dated: 12.5.2025

"Family Trust" under The M.E. Hartley Family Trust dated May 26, 2000

By: [Signature]
Sheryl A. Smith, Successor Trustee

"Survivor's Trust" under The M.E. Hartley Family Trust dated May 26, 2000

By: [Signature]
Sheryl A. Smith, Successor Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 5th day of December, 2025, by Sheryl A. Smith, Successor Trustee of "Family Trust" under The M.E. Hartley Family Trust dated May 26, 2000 and Sheryl A. Smith, Successor Trustee of "Survivor's Trust" under The M.E. Hartley Family Trust dated May 26, 2000.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-26

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1750 Grand Avenue, Mount Vernon, WA 98274
Tax Parcel Number(s): 4922-000-040-0000/P126023

Property Description:

Lot 40, "PLAT OF BIG FIR NORTH P.U.D. — PHASE 1," as per plat recorded on March 23, 2007 under Auditor's File No. 200703230073, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.