

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.

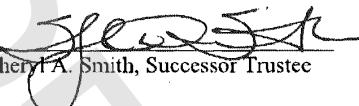
Abbreviated Legal: (Required if full legal not inserted above.)

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:   
Sheryl A. Smith, Successor Trustee

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

By:   
Sheryl A. Smith, Successor Trustee

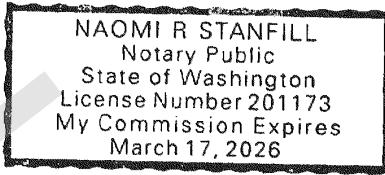
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 5<sup>th</sup> 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



**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.