

AFTER RECORDING MAIL TO:

Adonica Betsy Warth and Joshua Lee Warth  
1817 S. 16th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20254155  
Dec 30 2025  
Amount Paid \$3205.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

Escrow No. 25100118LC  
Title Order No. 25-24671-TO

**THE GRANTOR(S)** Ed Stephens also shown of record as Edward E. Stephens, an unmarried person

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Adonica Betsy Warth and Joshua Lee Warth, a married couple

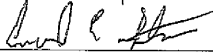
the following described real estate, situated in the County of Skagit, State of Washington:

The North 30 feet of Lot 17 and the South 40 feet of Lot 18, Block 4, HILLCREST PARK ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 6 of Plats, page 8, records of Skagit County, Washington;  
EXCEPT the Easterly 10 feet thereof conveyed to the City of Mount Vernon for street purposes by deed dated July 13, 1955, recorded August 22, 1955, under Auditor's File No. 522859, records of Skagit County, Washington. Situated in Skagit County, Washington.

Abbreviated Legal: (Required is full legal not inserted above) Hillcrest Park to Mt Vernon N 30' Lot 17 & S 40' Lot 18 BLK 4 less Ely 10' to City

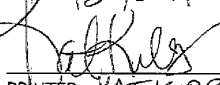
Tax Parcel Number(s): P53218/3730-004-018-0003

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 25-24671-TO, issued by Guardian Northwest Title

Dated: 12/29/2025  
  
Edward E Stephens

STATE OF Washington ) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Edward E Stephens is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/29/2025  
  
PRINTED: KAT KIRBY  
Notary Public in and for the State of Washington  
residing at: Marysville  
My Commission Expires: 9/19/27

