

When recorded return to:

James M. Cox and Erica R. Howard-Cox
318 Longtime Lane
Sedro-Woolley, WA 98284

215912-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20254177
Dec 31 2025
Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Craig D. Van Hoy, a married person, as his separate property**

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 **James M. Cox and Erica R. Howard-Cox, a married couple**

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

For Full Legal See Attached "Exhibit A"

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


Ptn Lot 1, Blk 78, 2nd Add to Sedro

Tax Parcel Number(s): 4151-078-001-0103/ P76152

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 215912-LT.

Dated: December 30, 2025

(attached to Statutory Warranty Deed)


Craig D. Van Hoy

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 30 day of Dec, 2025, by Craig D. Van Hoy.


Signature

Notary Public
Title

My commission expires: 5-18-27

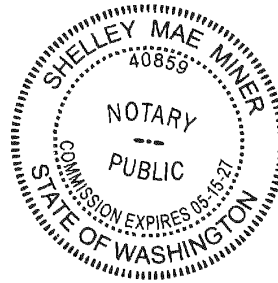


Exhibit A

The South 27 feet of Lot 1, Block 78, "SECOND ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 54, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.