

When recorded return to:

Larry D Foss
1412 E Berniece St
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260574

Feb 27 2026

Amount Paid \$7285.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

Chicago Title
P.O. Box 638
Mount Vernon, WA 98273

Chicago Title
620061174

Escrow No.: 611362594

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul A Mcguire and Jacqueline M Mcguire, husband and wife for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Larry D Foss, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington:

LOT 20, PATCHENS FIRST ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P54088, 3751-000-020-0001

STATUTORY WARRANTY DEED
(continued)

Dated: February 27, 2026



Paul A McGuire


Jacqueline M McGuire

State of Washington

County of Skagit

This record was acknowledged before me on February 27, 2026 by Paul A McGuire and Jacqueline M McGuire.


(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

