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04/03/2026 02:13 PM Pages: 1 of 1 Fees: $303.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

After recording return to:
Name: SEAS, INC
Address: 1301 Riverside Drive
Mount Vernon, WA 98273

# FULL RECONVEYANCE

R260015
Ref Number:
Tax Number:
AF Number: 202512190006
Grantor: GUARDIAN NORTHWEST TITLE AND ESCROW COMPANY
Grantee: John R. Cox & Associates, LLC, a Washington Limited Liability Company

The Undersigned as trustee under that certain Deed of trust which is identified below, having received from the beneficiary under said Deed of Trust a written request to reconvey the real property which is described therein, does hereby reconvey, without warranty, to the person(s) entitled thereto all of the right, title and interest now held by said Trustee in and to the property described in said Deed of Trust recorded in Skagit County.

Grantor: John R. Cox & Associates, LLC, a Washington Limited Liability Company
Beneficiary: Seas, Inc
Trustee: GUARDIAN NORTHWEST TITLE AND ESCROW COMPANY
Dated: December 15, 2025 Recorded: December 19, 2025
AF Number: 202512190006
Volume: Page:

GUARDIAN NORTHWEST TITLE AND ESCROW COMPANY

By: _____
Katie Hickok , Secretary

State of Washington }
} ss.
County of Skagit }

On this day, before me, the undersigned, a Notary Public in and for the State aforesaid duly commissioned and sworn, personally appeared Katie Hickok to be known to be the Secretary of GUARDIAN NORTHWEST TITLE AND ESCROW COMPANY , the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that He/She is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed March 31, 2026

SCOTTIA J BENTLEY NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 5-10-27 36417

_____
Notary Public in and for the State of Wa
Residing at Concrete

*Guardian Northwest Title & Escrow Company*
P.O.Box 1667
Mt. Vernon, WA 98273