

AFTER RECORDING MAIL TO:

JENSEN & JENSEN
1514 H STREET
MODESTO, CA 95354

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20261465
Date 05/18/2026

WARRANTY DEED

Grantor(s): JOYCE L. GOSS

Grantee(s): JOYCE L. GOSS, TRUSTEE
THE JOYCE L. GOSS 2026 TRUST

Abbreviated Legal: LOT 4, BLOCK 4, WAGNER'S HOPE ISLAND ADDITION

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): P70232 / 4036-004-004-0008

THE GRANTOR, JOYCE L. GOSS, an unmarried woman (herein, "Grantor"), whose address is 17446 Golden View Avenue, La Conner, WA 98257, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to JOYCE L. GOSS, TRUSTEE, or any successors in trust, under THE JOYCE L. GOSS 2026 TRUST dated 02/18/2026 and any amendments thereto (herein, "Grantee"), whose address is 17446 Golden View Avenue, La Conner, WA 98257, **all of Grantor's undivided one-half (1/2) interest** in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 17446 Golden View Avenue, La Conner, WA 98257

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on January 6, 2017, as Recording Number 201701060087.

Dated this 24 MARCH, 2026

GRANTOR:



Joyce L. Goss

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me Joyce L. Goss, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged signing the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: 24 MAR 2026

[AFFIX NOTARY SEAL]

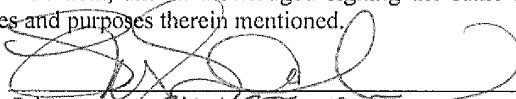
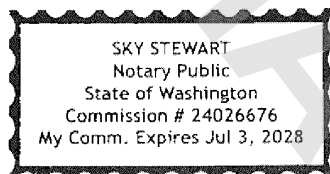

Print name: SKY STEWART
Notary Public in and for the State of WA
Residing at: LA CONNER, WA
My commission expires: JULY 3, 2028

EXHIBIT A

[Legal Description]

Lot 4, Block 4, "WAGNER'S HOPE ISLAND ADDITION", as per plat recorded in Volume 6 of Plats, page 12, records of Skagit County, Washington, EXCEPT the North 10 feet thereof. Situate in the County of Skagit, State of Washington.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.