

When recorded return to:

Christopher S. Davey and Jessica A. Nguyen
1627 E Broadway St
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620049300

Escrow No.: 620049300

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lorry G. Cook and Terri L. Cook, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Christopher S. Davey and Jessica A. Nguyen, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

LT 3, "PLAT OF SKAGIT SUNSET DIV. NO. 1,"

Tax Parcel Number(s): P108077 / 4653-000-003-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5022

Nov 01 2021

Amount Paid \$12366.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 19, 2021

Lorry G. Cook
Lorry G. Cook

Terri L. Cook
Terri L. Cook

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Lorry G. Cook and Terri L. Cook
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: OCTOBER 26. 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108077 / 4653-000-003-0000

LOT 3, "PLAT OF SKAGIT SUNSET DIV. NO. 1," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 49 AND 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line,
 together with necessary appurtenances
 Recording Date: October 7, 1993
 Recording No: 9310070104
 Affects: Northerly 10 feet of said premises

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF SKAGIT SUNSET DIV 1:

Recording No: 9506080039

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: George J. Theodoratus and Lois M. Theodoratus, husband and wife
 For: Grantor herein reserves a non-exclusive easement
 over the lower lot area between the top of the bank
 and the Skagit River side channel.
 Recorded: December 12, 1998
 Auditor's No.: 9812100105

Said easements are to be used for transportation of lawn mowers and other equipment that may be used for maintenance, and or other construction on the lower lot area and the river bank area on this lot and adjacent lots. The Grantee or their assigns will have the option to do maintenance work on the lower lot area but they will not have the responsibility to do any of said work. It will be the Grantees responsibility to maintain the lower

lot area of his lot.

Title to said easement will be transferred to a lot owner maintenance association if one is formed by the lot owners after more lots are sold.

EXHIBIT "B"Exceptions
(continued)

4. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 8, 1995
Recording No.: 9506080040

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: George J. Theodoratus and Lois M. Theodoratus, husband and wife
Recording Date: June 8, 1995
Recording No.: 9506080040

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

7. City, county or local improvement district assessments, if any.