

When recorded return to:

WARREN G. COOK
17313 CIMARRON LANE
BELLINGHAM, WA 98229

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-185250
Title # LTCO File # 205044-LT

STATUTORY WARRANTY DEED

Grantor: CHRISTOPHER GREENER and ALEXIA MOORE, a married couple
Grantee: WARREN G. COOK, a married man as his separate property and DANA KAREN LOZADA, a single person

THE GRANTOR, CHRISTOPHER GREENER and ALEXIA MOORE, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WARREN G. COOK, a married man as his separate property and DANA KAREN LOZADA, a single person the following described real estate, situated in the County of ~~WHATCOM~~ SKAGIT, State of WASHINGTON:

Abbreviated Legal:
PTN SE NW & PTN NE SW, 1-36-3 (also being a port of Lot #C, Survey, AF#798659 and a portion of Lot 4, SP# 97-0045, AF#200006150094)

For Full Legal See Attached Exhibit "A"

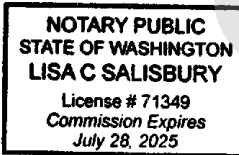
Tax Parcel Number(s): 360301-2-006-0202/P47536

Subject to covenants, conditions, restrictions and easements of record more fully described in Exhibit 'B' attached hereto and by this reference made a part hereof.

Dated: March 21, 2022

[Signature]
CHRISTOPHER GREENER

[Signature]
ALEXIA MOORE



STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that CHRISTOPHER GREENER and ALEXIA MOORE

is/are the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be THEIR/HIS/HER ~~THEY/HE/SHE~~ free and voluntary act for the uses and purposes mentioned in this instrument. Signed and sworn to before me on the date set forth below by the person named above.

Dated: 4-4-2022
[Signature]

LISA C SALISBURY
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 7/28/2025

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221432
Apr 07 2022
Amount Paid \$55055.00
Skagit County Treasurer
By Lena Thompson Deputy

EXHIBIT A

PARCEL "A":

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT C AS SHOWN ON THAT CERTAIN SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 49 UNDER AUDITOR'S FILE NO. 798659, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 1°03'05" WEST ALONG THE WEST LINE OF SAID TRACT C, A DISTANCE OF 468.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT C; THENCE SOUTH 67°49'57" EAST ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 118.18 FEET; THENCE SOUTH 87°41'49" EAST ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 83.97 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00°27'23" EAST, A DISTANCE OF 419.48 FEET TO THE SOUTH LINE OF SAID TRACT C TO POINT WHICH LIES SOUTH 89°48'11" WEST, A DISTANCE OF 135.79 FEET FROM THE NORTHEAST CORNER OF LOT 4 OF SHORT PLAT NO. 97-0045, APPROVED JUNE 14, 2000, RECORDED JUNE 15, 2000, UNDER AUDITOR'S FILE NO. 200006150094, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 00°27'23" EAST, A DISTANCE OF 157.32 FEET; THENCE SOUTH 16°49'05" EAST, A DISTANCE OF 258.25 FEET; THENCE SOUTH 28°09'05" EAST, A DISTANCE OF 52.22 FEET; THENCE SOUTH 40°29'36" EAST, A DISTANCE OF 103.84 FEET;

THENCE SOUTH 50°57'58" EAST, A DISTANCE OF 41.54 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID LOT 4 WITH THE NORTH LINE OF THE 45.00 FOOT RADIUS CUL-DE-SAC EASEMENT FOR CIMARRON LANE AS SHOWN ON SAID SHORT PLAT, (FROM WHICH POINT THE CENTER OF SAID CUL-DE-SAC LIES SOUTH 24°20'23" EAST, A DISTANCE OF 45.00 FEET); THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG SAID CUL-DE-SAC EASEMENT LINE, THROUGH A CENTRAL ANGLE OF 113°13'18", AND AN ARC LENGTH OF 88.92 FEET; THENCE NORTH 88°52'56" EAST, A DISTANCE OF 110.63 FEET; THENCE NORTH 1°55'09" WEST, A DISTANCE OF 595.21 FEET TO THE NORTH LINE OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 89°48'11" WEST ALONG SAID NORTH LINE, A DISTANCE OF 26.46 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH 4°35'01" EAST, A DISTANCE OF 405.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE NORTH 87°41'49" WEST ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 364.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER ACROSS AND THROUGH THE 60.00 FOOT WIDE EASEMENT KNOWN AS BEAR CREEK ROAD AND AS SHOWN ON THE FACE OF THAT CERTAIN SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 49 UNDER AUDITOR'S FILE NO. 798659, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, ACROSS AND THROUGH CIMARRON LANE AS SHOWN ON THE FACE OF SHORT PLAT NO. 97-0045, APPROVED JUNE 14, 2000, RECORDED JUNE 15, 2000, UNDER AUDITOR'S FILE NO. 200006150094, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B

Subject to:

1. Matters as disclosed by survey recorded April 2, 1974 under Auditor's File No. 798659, records of Skagit County, Washington.
(Affects a portion of subject land and other lands)
2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Area Affected: Exact location not disclosed
Recorded: July 31, 1973
Auditor's File No.: 788683
3. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Energy, Inc.
Purpose: Ingress, egress, roadway and utilities
Area Affected: A portion of subject land and other lands
Recorded: November 22, 1974
Auditor's File No.: 810362
4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
By and Between: Robert E. Wynn, et al
Recorded: January 11, 1996
Auditor's File No.: 9601110052
Regarding: Joint Use and Maintenance of Well and Water System
5. Protected Critical Area Site Plan and the terms and conditions thereof as recorded June 18, 1999 under Auditor's File No. 9906180017.
6. Matters as disclosed by survey recorded July 24, 1996 under Auditor's File No. 9607240050, records of Skagit County, Washington.
7. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Area Affected: Said Land
Dated: April 14, 1999
Recorded: June 25, 1999
Auditor's File No.: 9906250016

8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

By and Between: Wayne Fjelstad, Fred Hall, and Public Utility District No. 1
Recorded: June 28, 1999
Auditor's File No.: 9906280003
Regarding: Placement of a 159,000 gallon storage reservoir and a pump station and appurtenances

9. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: 97-0045
Recorded: June 15, 2000
Auditor's File No.: 200006150094

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: June 15, 2000
Auditor's File No.: 200006150095

11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Thomas, Inc.
And: Carolyn Hawley
Recorded: July 24, 2000
Auditor's File No.: 200007240099
Regarding: Sewer maintenance

12. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Gary Lohman
And: Cimarron West, LLC
Recorded: August 10, 2001
Auditor's File No.: 200108100002
Regarding: Agreement to Covenants and Road Maintenance Agreement

13. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 20, 2005
Auditor's File No.: 200509200020

14. Regulatory Notice/Agreement and the terms and conditions thereof as recorded September 20, 2005 under Auditor's File No. 200509200021.

15. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: April 3, 2000
Auditor's File No.: 200004030099 and 200004030100
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

16. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: June 15, 2000
Auditor's File No.: 200006150096

Modifications of said covenants, conditions and restrictions as recorded July 27, 2000, January 18, 2002 and August 26, 2003 under Auditor's File Nos. 200007270066, 200201180074 and 200308260135.

17. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: June 5, 2014
Auditor's File Nos.: 201406050073 and 201406050074
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."