

When recorded return to:
Daniel Christopher Cooney and Rachel Cooney
115 Cedarwood Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051384

Escrow No.: 620051384

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jay Barnett and Tammy Barnett, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Daniel Christopher Cooney and Rachel Cooney, husband and wife

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

LOT 8, PLAT OF CEDARWOOD, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 10 AND 11, INCLUSIVE, 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): P100765 \ 4567-000-008-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221963

May 12 2022

Amount Paid \$10123.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 5/11/22

Jay Barnett
Jay Barnett

Tammy Barnett
Tammy Barnett

State of Washington
County of Skagit

This record was acknowledged before me on 5-4-22 by Jay Barnett and Tammy Barnett.

Jennifer Brazil
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024



EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 SHORT PLAT NO. 42-83:

Recording No: 8403190045

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 CEDARWOOD:

Recording No: 9110210010

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 3, 1990
Auditor's No.: 9012030082, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 7 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts and delineated on the final approved plat to Cedarwood

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: October 24, 1991
Recording No.: 9110240036

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

In favor of: Dujardin Custom Homes, Inc.
Purpose: Sewer
Recording Date: September 26, 1988

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 8809260089
Affects: Northerly portion of said premises

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.
8. Assessments, if any, levied by City of Mount Vernon.