

202206300114

06/30/2022 01:53 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor, WA

When recorded return to:
Kenneth S. Bergsma and Jenny I. Bergsma
4326 Landmark Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222723
Jun 30 2022
Amount Paid \$13345.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE COMPANY
620051607

Escrow No.: 620051607

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Eugene Cooper and Alison Lee Cooper, 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 Kenneth S. Bergsma and Jenny I. Bergsma, 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. 21, EAGLEMONT PHASE 1A, AKA PTN LT. 67, EAGLEMONT PHASE 1A

Tax Parcel Number(s): P104288 / 4621-000-021-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 23, 2022

Robert Eugene Cooper
Robert Eugene Cooper
Alison Lee Cooper
Alison Lee Cooper

State of Wa
County of Snohomish
This record was acknowledged before me on June 23, 2022 by Robert Eugene Cooper and Alison Lee Cooper.

Richard D Horak
(Signature of notary public)
Notary Public in and for the State of Wa
My commission expires: 10-18-22

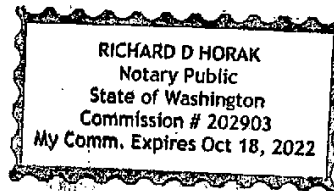


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104288 / 4621-000-021-0000

LOT 21, EAGLEMONT PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 21, OF THE PLAT OF EAGLEMONT PHASE 1A, RECORDED JANUARY 25, 1994, IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 79°42'12" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 75.04 FEET TO AN ANGLE POINT IN SAID SOUTH LINE;
THENCE CONTINUE ALONG THE SOUTH LINE OF SAID LOT 21 SOUTH 38°52'47" WEST, 16.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21;
THENCE SOUTH 89°30'23" EAST, A DISTANCE OF 84.07 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS A PORTION OF LOT 67, EAGLEMONT PHASE 1A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of Eaglemont Phase 1A:

Recording No: 9401250031

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

In favor of: Cascade Natural Gas Corporation
Purpose: 10 foot right-of-way contract
Recording Date: October 11, 1993
Recording No.: 9310110127
Affects: Portion of said premises

3. 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: November 2, 1993
Recording No.: 9311020145
Affects: Portion of said premises

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: January 25, 1994
Recording No.: 9401250030

Modification(s) of said covenants, conditions and restrictions

Recording No.: 9512110030
Recording No.: 9603180110
Recording No.: 200002010099
Recording No.: 200002010100

EXHIBIT "B"Exceptions
(continued)

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

Imposed by: Sea-Van Investments Association
 Recording Date: January 25, 1994
 Recording No.: 9401250030

6. 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 Survey:

Recording No: 9212100080

7. 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: December 20, 1995
 Recording No.: 9512200068

8. Agreement including the terms, covenants and provisions thereof

Executed by: Sea-Van Associates, Inc., et al
 Recording Date: February 22, 1996
 Recording No.: 9602220028
 Affects: Said premises

9. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
 Recording No.: 349044

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other

EXHIBIT "B"Exceptions
(continued)

easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

10. Covenants, conditions and restrictions 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 9, 1997
Recording No.: 9710090071
11. Development Agreement to Eaglemont Gold Course Community Master Plan and the terms and conditions thereof:

Recording Date: June 2, 2010
Recording No.: 201006020039
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Mt Vernon.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 14, 2022
between Kenny S Bergsma Jenny I Bergsma ("Buyer")
Buyer Buyer
and Robert E. Cooper Alison L. Cooper ("Seller")
Seller Seller
concerning 4326 Landmark Drive Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticat
Kenny S Bergsma 05/15/2022
Buyer Date

Authenticat
Robert Eugene Cooper 05/17/22
Seller Date

Authenticat
Jenny I Bergsma 05/15/2022
Buyer Date

Authenticat
Alison Lee Cooper 05/17/22
Seller Date