

**When recorded return to:**  
Martin Dunning and Cooper Couch  
437 Brittany Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236981  
Jun 21 2023  
Amount Paid \$10345.33  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE COMPANY**  
**620054226**

Escrow No.: 620054226

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Grant Matthew Head and Sarah Ann Johnson-Head, (and their successors) as Trustees of the Head Family Trust, U/A dated September 14,2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Martin Dunning and Cooper Couch, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 19, CEDAR HEIGHTS WEST, ACCORDING TO THE PLAT THEREOF RECORDED  
SEPTEMBER 22, 2006 UNDER AUDITOR'S FILE NO. 200609220186, 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): P125085 / 4904-000-019-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 15, 2023

Head Family Trust, U/A dated September 14, 2018

BY: [Signature]  
Grant Matthew Head  
Trustee

BY: [Signature]  
Sarah Ann Johnson-Head  
Trustee

State of Utah  
County of Utah

This record was acknowledged before me on June 16, 2023 by Grant Matthew Head and Sarah Ann Johnson-Head as Trustee and Trustee, respectively, of Head Family Trust, U/A dated September 14, 2018.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Utah  
My appointment expires: 7-31-2024



**EXHIBIT "A"**  
Exceptions

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

Granted to:	Puget Sound Energy, Inc., a Washington corporation
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	May 22, 2006
Recording No.:	200605220169
Affects:	Portion of said premises
  
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 the Plat of Cedar Heights West.  
  
Recording No: 200609220186
  
3. 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 19, 2006  
Recording No.: 200610190062
  
4. 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:	Cedar Heights West Homeowners Association
Recording Date:	October 19, 2006
Recording No.:	200610190062
  
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
6. Assessments, if any, levied by Mt Vernon.
  
7. Snohomish County "Right to Farm" Disclosure Statement as recorded under Recording No. 200705220060.

**EXHIBIT "A"**

Exceptions  
(continued)

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

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 June 4, 2023  
between Cooper Couch Martin Dunning ("Buyer")  
Buyer Buyer  
and Family Trust Head Grant Head ("Seller")  
Seller Seller  
concerning 437 Brittany St 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.

Authenticator  
[Signature] 06/04/2023  
Buyer Date

Authenticator  
Grant Head 06/03/2023  
Seller Date

Authenticator  
Martin Dunning 06/04/2023  
Buyer Date

Authenticator  
Sarah Johnson-Head 06/03/2023  
Seller Date