

When recorded return to:
Jon P. Hickman
31122 Cunningham AVE
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237064
Jun 28 2023
Amount Paid \$11520.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054383

CHICAGO TITLE
620054383

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank Cook and Patricia Cook, also shown of record as Frank P. Cook and Patricia L. Cook, 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 Jon P. Hickman, a single person

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 7, "PLAT OF WESTPARK"

Tax Parcel Number(s): P118089 / 4778-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/19/2023

Frank Cook
Frank Cook

Patricia Cook
Patricia Cook

State of Washington
County of Skagit

This record was acknowledged before me on 06/19/2023 by Frank Cook and Patricia Cook.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118089 / 4778-000-007-0000

LOT 7, PLAT OF WESTPARK, AS PER PLAT RECORDED MAY 31, 2001 UNDER RECORDING NO. 200105310140, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 4, 2000
 Auditor's No(s)::200012040111, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion of all lots

2. Agreement, including the terms and conditions thereof; entered into;
 By: James and Terry Cook
 And Between: Town of Lyman
 Recorded: May 31, 2001
 Auditor's No.: 200105310139, records of Skagit County, Washington
 Providing: Domestic water with related covenants and agreements
 Affects: All of plat

3. 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 Westpark:

 Recording No: 200105310140

 Affidavit of Minor Correction of Survey:

 Recording Date: January 7, 2003
 Recording No.: 200301070082

4. 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: March 22, 2002
 Recording No.: 200203220066

5. Non-Exclusive Easement and Maintenance Declaration, and the terms and conditions thereof:

 Recording Date: March 22, 2002
 Recording No.: 200203220067

EXHIBIT "B"Exceptions
(continued)

6. Grant of Exclusive Easement, and the terms and conditions thereof:

Recording Date: January 10, 2003
Recording No.: 200301100281

Affects: Lots 7 and 8

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

Granted to: Frank P. Cook and Patricia Cook, husband and wife
Purpose: Exclusive easement
Recording Date: January 10, 2003
Recording No.: 200301100281
Recording Date: April 7, 2008
Recording No.: 200804070078
Affects: Portion of said premises

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. Assessments, if any, levied by the City of Lyman.

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