

When recorded return to:

Timothy Joe Coker and Nancy E. Batchelor
2720 Geer Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243442

Dec 30 2024

Amount Paid \$16548.50
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-22418

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Trinka J. Mount, an unmarried individual and as surviving spouse of Geoffrey W. Mount, deceased** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Timothy Joe Coker and Nancy E. Batchelor, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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.

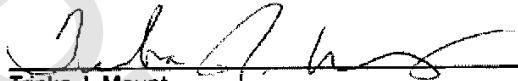
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 25, THE WOODS AT SUNSET COVE

Tax Parcel Number(s): 4941-000-025-0000 and P126732

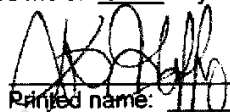
Dated: December 12, 2024


Trinka J. Mount

State of Washington
County of Island Skagit

This record was acknowledged before me on 12 day of December, 2024 by Trinkia J. Mount.




Printed name: Krystan Stevens
Notary Public
My commission expires: 07-28-2027

**EXHIBIT "A"
LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Lot 25, THE WOODS AT SUNSET COVE, approved October 15, 2007, recorded October 17, 2007 under Auditor's File No. 200710170081, records of Skagit County, Washington.