

When recorded return to:

Bret Thornton and Ingrid Thornton  
24027 Dolphin Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252037

Jun 30 2025

Amount Paid \$4485.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 25-23411-TB

THE GRANTOR(S) Terri E. Cook, a widow, Terri E. Cook, Personal Representative of Estate of James A. Cook, deceased, and LEADER LAKE LLC, a Washington Limited Liability Company, 26135 Minkler Road, Sedro-Woolley, WA 98284.

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Bret Thornton and Ingrid Thornton, a married couple**

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

LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL21-0560, APPROVED DECEMBER 4, 2024 AND RECORDED DECEMBER 10, 2024, UNDER AUDITOR'S FILE NO. 202412100057; BEING A PORTION OF BLOCKS 16 AND 18, THE PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Abbreviated legal description: Property 1:  
PTN. BLOCKS 16 & 18, TOWN OF MONTBORNE (aka Lot 4 SP PL21-0560)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P74603/4135-018-018-0002

Statutory Warranty Deed  
LPB 10-05

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Dated: 6/30/25

Terri E Cook  
Terri E. Cook

Estate of James A. Cook, deceased

By: Terri E Cook  
Terri E. Cook, Personal Representative

LEADER LAKE LLC, a Washington Limited Liability Company

By: Terri E Cook  
Terri E. Cook, Managing Member

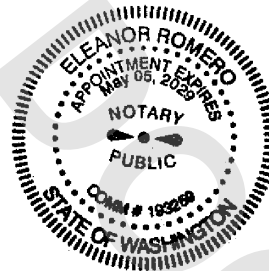
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 30<sup>th</sup> day of June, 2025, by Terri E. Cook, Terri E. Cook, Personal Representative of Estate of James A. Cook, deceased and Terri E. Cook, Managing Member of LEADER LAKE LLC.

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 5/5/2029



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**EXHIBIT A**

25-23411-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
9. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.  
Recorded: May 3, 2006  
Auditor's No.: 200605030158  
Affects: Block 18
10. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.  
Recorded: May 3, 2006  
Auditor's No.: 200605030160  
Affects: Block 16
11. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:  
Recorded: April 9, 2008

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Auditor's No.: 200804090063

Regarding: Preliminary Plat Recommendation

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown. Affects Blocks 16, 18 and other property

12. Reservations, provisions and/or exceptions contained in instrument executed by Skagit County, a Political Subdivision of the State of Washington, recorded August 26, 2019 as Auditor's File No. 201908260136. Affects all vacated streets and alleys.

13. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

14. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded October 18, 2019 as Auditor's File No. 201910180183 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown. Affects: Block 18

15. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded September 16, 2020 under Auditor's File No. 202009160101. Affects: Block 16

16. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: July 23, 2021  
Auditor's No.: 202107230162

17. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on August 16, 2022, as Auditor's File No. 202208160016.

18. Lot certification, including the terms and conditions thereof, recorded on December 10, 2024 as Auditor's File No. 202412100054. Reference to the record being made for full particulars. The company makes no determination as to its affects.

19. Easement, affecting a portion of subject property for the purpose of Protected Critical Area Easement (PCAE) including terms and provisions thereof granted to Skagit County recorded on December 10, 2024 as Auditor's File No. 202412100055

20. Declaration of easements, covenants, conditions and restrictions, together with road maintenance agreement, including the terms and conditions thereof recorded on December 10, 2024 as Auditor's File No. 202412100056

21. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies

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and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SKAGIT COUNTY SHORT PLAT NO. PL21-0560 recorded on December 10, 2024 as Auditor's File No. 202412100057.

22. Regulatory notice/agreement regarding Detention Pond, Catch Basin, Control Structure, Media Filter / Operations and Maintenance Manual that may include covenants, conditions and restrictions affecting the subject property, recorded on December 10, 2024 as Auditor's File No. 202412100072 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

**End of Exhibit A**