

**When recorded return to:**

Charles D. Cooper and Karen M. Cooper  
3453 Highfield Ct.  
Bellingham, WA 98226



201602260187

Skagit County Auditor

\$78.00

2/26/2016 Page

1 of

4 1:40PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245379164

**CHICAGO TITLE**

**620026106**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Paul Cooper and Naomi A. Cooper, who acquired title at Naomi Lizotte, husband and wife, each as their separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Charles D. Cooper and Karen M. Cooper, A married couple

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

Lot 3, "Plat of Nielsen Park", as per plat recorded on January 3, 2003, under Auditor's File No. 200301030077, records of Skagit County, Washington.

situated in Skagit County, Washington

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

Tax Parcel Number(s): 4807-000-003-0000, P12<sup>4</sup>0003,

Subject to:

Subject to Exhibit "A"

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**


**2016583  
FEB 26 2016**

Amount Paid \$ **3,796.40**  
Skagit Co. Treasurer  
By *Adam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 24, 2016

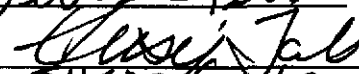
  
\_\_\_\_\_  
Paul Cooper

  
\_\_\_\_\_  
Naomi A. Cooper

State of WASHINGTON  
County of Whatcom

I certify that I know or have satisfactory evidence that Paul A. Cooper and Naomi A. Lizotte-Cooper are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

Feb. 23, 2016  
  
\_\_\_\_\_  
Name: Susie Gale  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 9/11/18

SUSIE GALE  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
09/11/2018

## EXHIBIT "A"

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

Purpose: Septic tank drainfield  
Recording Date: October 4, 1972  
Recording No.: 774881  
Affects: The South 160 feet of the West 100 feet of the West half of the East half of Tract 73, Plat of Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 **SHORT PLAT NO. BURL-2-94:**

Recording No: 9409010088

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: October 17, 2002  
Recording No.: 200210170075

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 **PLAT OF NIELSEN PARK:**

Recording No: 200301030077

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 3, 2003  
Recording No.: 200301030078

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200301270204, 200305080236 & 200307310169

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

Imposed by: Homeowners Association of Opal Lane

Recording Date: January 3, 2003

Recording No.: 200301030078

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200301270204, 200305080236 & 200307310169

Any matters arising from the location of a fence as delineated on the face of said plat