

When recorded return to:
Michael E. McCoy
11290 Marine Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3899

Sep 09 2019

Amount Paid \$6413.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039144

CHICAGO TITLE
620039144

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A. Bennett and Judith H. Bennett, Trustees of The John A. Bennett & Judith H. Bennett 2004 Living Trust created March 22, 2004

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael E. McCoy, an unmarried person

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

Lot 82, HIGHLAND GREENS DIVISION 1, PHASE A, A PLANNED UNIT DEVELOPMENT,
recorded May 22, 2014 under Auditor's File No. 201405220062, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P131915/ 6018-000-000-0082

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 5, 2019

The John A. Bennett & Judith H. Bennett 2004 Living Trust created March 22, 2004

BY: John A. Bennett Trustee
John A. Bennett
Trustee

BY: Judith H. Bennett Trustee
Judith H. Bennett
Trustee

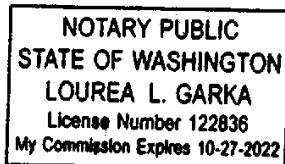
State of WASHINGTON

County of SKAGAMAW

I certify that I know or have satisfactory evidence that John A Bennett
Judith H Bennett

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of the John A. Bennett and Judith H. Bennett 2004 Living Trust created March 22, 2004 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 6, 2019



Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 10/27/2022

EXHIBIT "A"

Exceptions

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

Granted to: Azziz Aghdassi and Maryann Aghdassi, husband and wife
 Purpose: Ingress, egress and utilities
 Recording Date: February 16, 1983
 Recording No.: 8302160009
 Affects: Tract 1B of Highland Greens Div. I Ph. A and other property

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 11, 2001
 Recording No.: 200101110141
 Matters shown: Encroachment of a fence by varying amounts along the Westerly line of said plat

3. Notice of Easement and Maintenance Agreement and the terms and conditions thereof

Recording Date: October 19, 2005
 Recording No.: 200510190061

4. 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 MOUNT VERNON BLA NO. LU05-095:

Recording No: 200512140111

5. 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 HIGHLAND GREENS A PLANNED UNIT DEVELOPMENT:

Recording No: 200612190063

6. 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,

EXHIBIT "A"**Exceptions
(continued)**

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: December 19, 2006
Recording No.: 200612190064

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 3, 2007
Recording No.: 200705030057

8. 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 HIGHLAND GREENS LU04-093 FINAL PLAT OF DIVISION V:

Recording No: 200804070155

9. 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 HIGHLAND GREENS DIVISION I PHASE A PLANNED UNIT DEVELOPMENT:

Recording No: 201405220062

10. 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: May 22, 2014
Recording No.: 201405220063

EXHIBIT "A"**Exceptions
(continued)**

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 21, 2018
Recording No.: 201806210063

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 26, 2019
Recording No.: 201906260038

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Highland Greens Homeowner's Association

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 26, 2019
between Michael E. McCoy ("Buyer")
and Bennett 2004 Living Trust ("Seller")
concerning 3056 Loch Ness Loop, Mt. Vernon, WA 98273 (the "Property")

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.

Authenticated
Michael E. McCoy 08/26/2019
Buyer 8:11:18 PM PDT Date
Buyer Date

Authenticated
John Bennett 08/27/2019
Seller 9:03:18 AM EDT Date
Authenticated
Judy Bennett 08/27/2019
Seller 9:36:31 AM PDT Date

Sept 6, 2019

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

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Authenticated: Michael E. McCoy 08/26/2019
Buyer 8:11:18 PM PDT Date
9/6/19
Buyer Date

Authenticated: John Bennett 08/27/2019
Seller 8/27/2019 9:53:18 AM PDT Date
Judy Bennett 08/27/2019
Seller 8/27/2019 9:58:31 AM PDT Date