

**When recorded return to:**  
Barry Brovan and Jan Brovan  
41939 Cedar St  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-5406  
Dec 13 2019  
Amount Paid \$1518.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620 040727

Escrow No.: 620040727

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) James A. Cook, Jr. and Terri E. 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 Barry Brovan and Jan Brovan, a married couple

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

LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. PL05-0122, RECORDED AUGUST 23, 2005,  
UNDER RECORDING NO. 200508230121, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
BEING A PORTION OF LOTS 3, 6 AND 12, PLAT OF EAGLE HILL.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P123265 / 4660-000-012-0500

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 29, 2019

X James A. Cook Jr.  
James A. Cook, Jr.

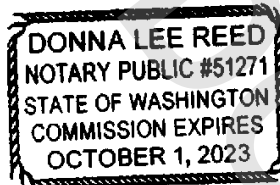
X Terri E. Cook  
Terri E. Cook

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that James A. Cook, Jr. and Terri E. Cook 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: 12/6/19

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Maple Valley, WA  
My appointment expires: 10/1/2023



**EXHIBIT "A"**  
**Exceptions**

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Grantor: WM. H. Kimball, David N. Richardson and Charles Blair, Trustees for the stockholders of the Sound Timber Company  
Recording No.: 435450
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Seattle  
Purpose: electric transmission and or distribution line, together with necessary appurtenances  
Recording Date: September 5, 1949  
Recording No.: 435450  
Affects: exact location and extent of easement is undisclosed of record
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: ingress, egress and utilities  
Recording Date: September 3, 1991  
Recording No.: 9109030094  
Affects: Westerly 30 feet
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 Plat of Eagle Hill:  
  
Recording No: 9508230097
5. Fact Entry of Order and the terms and conditions thereof:  
  
Recording Date: April 25, 1995  
Recording No.: 9504250017
6. 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

**EXHIBIT "A"**

**Exceptions  
(continued)**

the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 91-104:

Recording No: 9410120004

7. 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: underground electric system  
Recording Date: August 8, 1994  
Recording No.: 9408080065
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power and Light Company  
Purpose: underground electric system  
Recording Date: April 8, 1996  
Recording No.: 9604080111  
Affects: portion of said premises
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: The right to locate a water reservoir for the purpose of installing, constructing and maintaining water lines and right to ingress and egress  
Recording Date: April 21, 1997  
Recording No.: 9704210106
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: James A. Cook Jr. and Terri E. Cook, husband and wife  
Purpose: utilities  
Recording Date: April 27, 2004  
Recording No.: 200404270021
11. 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. PL05-0122:

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No: 200508230121

12. Plat of Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 23, 2005

Recording No.: 200508230122

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

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

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

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 7, 2019

between Barry Brovan Jan Brovan ("Buyer")  
Buyer Buyer  
and James Cook Terri Cook ("Seller")  
Seller Seller  
concerning 7642 Logsdon Lane Concrete WA 98237 (the "Property")  
Address City State Zip

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.

Authorized  
Barry Brovan 11/07/2019  
Buyer 11/7/2019 9:19:18 AM PST Date

Authorized  
Jan Brovan 11/07/2019  
Buyer 11/7/2019 9:25:50 AM PST Date

James Cook  
Seller Date

Terri Cook  
Seller Date