

When recorded return to:

Matthew D. Johnson , Member
1801 Grove Street Unit B
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1009
Mar 19 2020
Amount Paid \$3749.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for Record at Request of
Curtis, Casteel & Palmer , PLLC
Escrow Number: 200119M

CHICAGO TITLE
020041692

Statutory Warranty Deed

THE GRANTORS Jo Marie Cope and John R. Cope, also shown of record as John R. Cope Sr., wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dobyms Family LLC, A Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
LT 1 OF NO. 31-89, BEING A PTX OF THE SW 1/4 & THE NW OF NW 1/4 OF SEC 9, TWN 35N RNG 5E, records of Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P38732/350509-2-004-0007

Dated March 8, 2020

John R. Cope
John R Cope

Jo Marie Cope
Jo Marie Cope

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **John R Cope and Jo Marie Cope** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3.15.2020
CD Walker

Notary Public in and for the State of Washington
Residing at Sedro Bulley WA 98284
My appointment expires: 12.13.2020

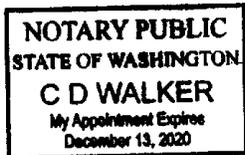


EXHIBIT A

LOT 1, SHORT PLAT NO. 31-89, AS APPROVED JUNE 30, 1989, AND RECORDED JULY 10, 1989, IN VOLUME 8 OF SHORT PLATS, PAGE 142, UNDER AUDITOR'S FILE NO. 8907100023, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

Exceptions and reservations as contained in instrument:

Recording Date: August 12, 1920
Recording No.: 143999, records of Skagit County, Washington
Executed By: Wolverine Company, a corporation
As Follows: Excepting and reserving unto the first party its successors and assigns all minerals, mineral oils in or under any of said land whether now known or shall hereafter be discovered or without however, any right of first party, its successors or assigns in to or upon the surface of any of said lands.

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

In favor of: United States of America
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 14, 1972
Recording No.: 774031
Affects: Exact location and extent of easement is undisclosed of record.

Unrecorded Lease, including the terms, covenant's, conditions and provisions thereof, constructive notice of which is given by recital in Notice of Execution of Oil and Gas Lease

Dated: December 2, 1987
Recording Date: February 26, 1988
Recording No.: 8802260021, records of Skagit County, Washington
Lease Dated: November 13, 1986
Lessor: Ballard Mill Properties, a tenancy in common composed of Dorothy McEwan Black, Allen F. Black, Sarah C. Black, David C. Black, Inez N. Black, William M. Black, Mary Fite Black, R. Duke Watson and Marilyn B. Watson
Lessee: Carbon River Energy Partnership, a Washington Partnership

The Lessee's interest thereunder was assigned by instrument:

Dated: December 21, 1988
Recording Date: April 3, 1989
Recording No.: 8904030010, records of Skagit County, Washington
Assignee: Geotrends, Inc.

Agreement, including the terms and conditions thereof, entered into:

By: Jo Roult
And Between: Skagit County
Recording Date: May 17, 1989
Recording No.: 8905170009, records of Skagit County, Washington
Providing: Conditional agreement for installation of mound filter sewage system

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. 31-89, recorded in Volume 8 of Short Plats, Page 142:

Recording No.: 8907100023, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Notice Of On-Site Sewage System Maintenance Agreement Requirement:

Recording No.: June 4, 2008
Recording No.: 200806040021, records of Skagit County, Washington

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."

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