

WHEN RECORDED RETURN TO:
Name: Jeanne Brooks and Nathan Brooks
Address: PO Box 704
Darrington, WA 98241

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3391
Aug 28 2020
Amount Paid \$4245.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Escrow Number: 767778RT
Filed for Record at Request of: *Rainier Title, LLC*

LAND TITLE AND ESCROW
01-176564-S

STATUTORY WARRANTY DEED

THE GRANTOR(S), KEN COOK, who also appears of record as Kenneth Cook, not his primary residence,, a married man as his separate estate for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Jeanne Brooks and Nathan Brooks, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

All that portion of the Southeast quarter of the Southeast quarter of Section 31, Township 33 North, Range 10 East, W.M., described as follows:
Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 31,
Township 33 North, Range 10 East, W.M.;
thence North 480 feet;
thence East 600 feet (more or less) to County Road;
thence 600 feet (more or less) in a Southwesterly direction along the West side of County Road to the
South line of said Section 31;
thence West along said South line 220 feet to the point of beginning;
less Fortner Road and less Sauk Valley Road.
Situate in County of Skagit, State of Washington

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Ptn SE 1/4 SE 1/4, 31-33-10 E W.M Ptn SE 1/4 SE 1/4, 31-33-10 F. W.M

Tax Parcel Number(s): 331031-0-006-0014 , P18808

Dated: August 27th 2020

Signature and Notary follow on next page

This page is attached to and made a part of the Statutory Warranty Deed

Kenneth Cook
Kenneth Cook

STATE OF Washington

ss

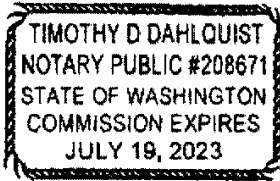
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Kenneth Cook** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 27, 2020

Timothy D Dahlquist

Name:
Notary Public in the State of *Washington*
Residing in *Snohomish*
My Commission Expires: *7/19/23*



Subject To:

Reservation contained in Deed from Puget Mill Co., a corporation substantially as follows:

Right to all oils, gases, minerals, etc. which may be in or upon said land, with the right of entry thereon to prospect, explore and remove the same, provided reasonable compensation shall be made therefore.

SUBJECT TO reservation of minerals, etc., and easements, rights of way or privileges as more fully set forth in deed from Puget Mill Company, a California corporation, recorded February 2, 1917, under Auditor's File No. 117333, records of Skagit County Auditor.

Neither this policy nor any endorsement covers any loss or damage arising from any allegation that the use of the property lacks compliance with covenants, conditions or restrictions or federal or state law or ordinance regarding the cultivation, production or sale of hemp or hemp products.

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 18, 2020
Auditor's File No.: 202003180058