

When recorded return to:
David C. Cowan
2318 Hickory Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4477
Oct 28 2020
Amount Paid \$18596.00
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

Escrow No.: 620044072

CHICAGO TITLE
620044072

STATUTORY WARRANTY DEED

THE GRANTOR(S) H. Wilson Elliott, III and Theresa M. Mulready, Trustees of the Elliott Family Trust
dated June 2, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to David C. Cowan as Trustee of the Cowan Revocable Trust
dated 10/4/2019

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

LOT 103, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P68300 / 3974-000-103-0002

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: October 19, 2020

W. Wilson Elliott, III and Theresa M. Mulready The Elliott Family Trust dated June 2, 1993

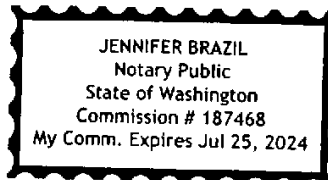
BY: H. Wilson Elliott, III
H. Wilson Elliott, III
Trustee

BY: Theresa M. Mulready
Theresa M. Mulready
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that H. Wilson Elliott, III and Theresa M. Mulready are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of W. Wilson Elliott, III and Theresa M. Mulready The Elliott Family Trust dated June 2, 1993 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-20-2020



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"

Exceptions

1. 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 RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 3:

Recording No: 417708

2. 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: August 10, 1950

Recording No.: 449400

Recording No.: 449401

3. Terms and provisions of that certain Contract

By: O.B. McCorkle and Esther M. McCorkle, husband and wife

And between: Del Mar Community Service, Inc., a Washington corporation

Dated: July 19, 1962

Recorded: January 9, 1963

Auditor's No.: 630694, records of Skagit County, WA

Providing for: Among other matters, the development of the water system and other facilities and issuance of certificates of membership

Modification(s) of said instrument

Recording Date: April 13, 1990

Recording No.: 9004130116

Modification(s) of said instrument

Recording Date: June 28, 1991

Recording No.: 9106280127

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 9, 1963

EXHIBIT "A"Exceptions
(continued)

Auditor's No(s): 630694, records of Skagit County, Washington
Imposed By: Del Mar Community Service, Inc.

5. Easement for overhead transmission lines over the Southerly portion of said premises disclosed by this company's inspection on November 6, 1997
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 the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201907120034
7. Water Line Franchise Agreement and the terms and conditions thereof:

Recording Date: August 6, 2020
Recording No.: 202008060087
8. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Burrows Bay.
9. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Burrows Bay.
10. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Del Mar Community Service, Inc.

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 August 25, 2020
between Cowan Revocable Trust ("Buyer")
and ELLIOTT FAMILY TRUST ("Seller")
concerning 3115 Biz Point Rd Anacortes WA 98221 (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.

Authenticated
David C. Cowan 08/25/2020
Buyer Date
6:20:54 PM PDT

[Signature] 8/25/20
Seller Date
[Signature] 8/25/20
Seller Date