

**AFTER RECORDING MAIL TO:**

**John T. and Brittany B. Maxwell  
8758 Peavey Road  
Sedro Woolley, WA 98284**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-182669-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-2245  
May 20 2021  
Amount Paid \$8895.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**Statutory Warranty Deed**

**THE GRANTOR JAMES A. COOK and TERRI E. COOK, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JOHN T. MAXWELL and BRITTANY B. MAXWELL, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
**Ptn NW SE, 17-35-5.**

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s):  
**350517-4-004-0003, P39273**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-182669-OE.

Dated           **May 18, 2021**

(Attached to Statutory Warranty Deed)

James A. Cook  
James A. Cook

Terri E. Cook  
Terri E. Cook

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **James A. Cook and Terri E. Cook** are the person(s) who appeared before me, and said person(s) 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: May 19<sup>th</sup>, 2021

Naomi R. Stanfill  
Printed Name: Naomi R. Stanfill  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley, WA  
My appointment expires: 06-21-22



**EXHIBIT A**

The South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 5 East, W.M., EXCEPT road and drainage rights reserved on deed recorded November 16, 1944, under Auditor's File No. 375992, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.