



202110210022

10/21/2021 09:39 AM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

When recorded return to:

Michael N. Cooper, Jr. and Jenna Cooper
10437 Ridge Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-4830

OCT 21 2021

Amount Paid \$ 17,261⁰⁰
Skagit Co. Treasurer

By Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049071

CHICAGO TITLE
620049071

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keris Daman, Trustee of the Daman Living Trust dated February 2, 2021

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael N. Cooper, Jr. and Jenna Cooper, a married couple

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

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

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

Lot(s): 4, Short Plat No. PL-01-0346 in NW, 27-35-4E, W.M.

Tax Parcel Number(s): P118586 / 350427-2-015-0400, P108054/ 350427-2-015-0200, P117797/
350427-2-015-0300

Subject to:

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

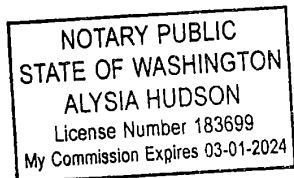
STATUTORY WARRANTY DEED
(continued)

Dated: October 11, 2021

The Daman Living Trust dated February 2, 2021

BY: *Keris Daman*
Keris Daman
TrusteeState of Washington
County of SkagitI certify that I know or have satisfactory evidence that Keris Daman

(I) are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of the Daman Living Trust dated February 2, 2021 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-19-2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Artington
My appointment expires 03-01-2024

EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P118586 / 350427-2-015-0400, P108054/ 350427-2-015-0200 and P117797/
350427-2-015-0300**

Lot 4 of Short Plat PL-01-0346, approved July 17, 2002, recorded July 17, 2002, under Skagit County Auditor s File No. 200207170088, being a portion of the East ½ of the Northwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: November 14, 1963
Recording No.: 643177
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: October 26, 1992
Recording No.: 9210260016
3. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: February 15, 1996
Recording No.: 9602150075
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 Short Plat No. PL-01-0346:

Recording No: 200207170088
5. NATIVE GROWTH PROTECTION AREA CRITICAL SITE PLAN, including the terms, covenants and provisions thereof

Recording Date: July 17, 2002
Recording No.: 200207170089
6. NATIVE GROWTH PROTECTION AREA CRITICAL SITE PLAN, including the terms, covenants and provisions thereof

Recording Date: August 20, 2002
Recording No.: 200208200002

EXHIBIT "B"Exceptions
(continued)

7. Covenants, conditions and restrictions 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: October 21, 2002
Recording No.: 200210210125

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: November 15, 2001
Recording No.: 200111150023

9. Title Notifications, including the terms, covenants and provisions thereof

Recording No.: 200303170013
Recording No.: 200303170314

10. Title Notification, including the terms, covenants and provisions thereof

Recording Date: August 20, 2002
Recording No.: 200208200001

11. Right to Manage Natural Resource Lands Disclosure, including the terms, covenants and provisions thereof

Recording Date: May 18, 2018
Recording No.: 201805180085

12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

13. 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 "B"Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 202005290102

14. 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."

15. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 750702
Recording No.: 808596

Continuation:

Recording No.: 200402260176
Recording No.: 200604210124

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

EXHIBIT "B"

Exceptions
(continued)

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