

**When recorded return to:**

Robert Lloyd Cookston, III and Rebecca Dahl  
Cookston  
4142 Clark Point Road  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223316

Aug 12 2022

Amount Paid \$162055.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620052353

Escrow No.: 620052353

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kevin T. Duncan and Vicki L. Duncan, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Robert Lloyd Cookston, III and Rebecca Dahl Cookston, a  
married couple

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

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 97-59, APPROVED DECEMBER 24, 1997, AND  
RECORDED DECEMBER 30, 1997, IN VOLUME 13 OF SHORT PLATS, PAGE(S) 79 THROUGH  
81, UNDER AUDITOR'S FILE NO. 9712300090, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.) **NW 26-36-1**

Tax Parcel Number(s): P112655 / 360126-0-003-0200, P112662 / 360126-0-085-0300

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 10, 2022

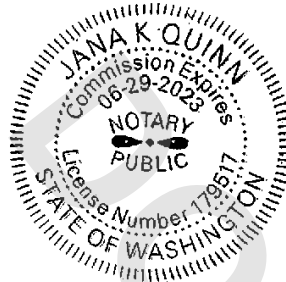
Kevin T. Duncan  
Kevin T. Duncan

Vicki L. Duncan  
Vicki L. Duncan

State of Washington  
County of Snohomish

This record was acknowledged before me on 08/10/2022 by Kevin T. Duncan and Vicki L. Duncan.

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023



**EXHIBIT "A"**

## Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording No.: 96173

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Access easements as reserved in instruments recorded under Skagit County Recording No. 397543 and Recording No. 870505.
3. No clearing or construction shall take place on Lot 4 within 800 feet of the Clarks Point #327-2 eagle nest site until a bald eagle management plan with the Department of Fish and Wildlife has been obtained.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Robert B. Shipp and Rosalind C. Shipp, husband and wife  
Purpose: Ingress, egress, utilities and well  
Recording Date: December 19, 1997  
Recording No.: 9712190120  
Affects: East 60 feet of said premises and other property

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Skagit County Short Plat No. 97-0059:

Recording No: 9712300090

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

**EXHIBIT "A"**

Exceptions  
(continued)

In favor of: Future owners of Lots 1 through 4 in Skagit County Short Plat No. 97-59  
 Purpose: Ingress, egress and utilities  
 Recording Date: December 30, 1997  
 Recording No.: 9712300091  
 Affects: East 60 feet of said premises

Said easement contains, among other things, provisions for maintenance by the common users.

7. Native Growth Protection Area Easement Agreement and the terms and conditions thereof:

Recording Date: December 30, 1997  
 Recording No.: 9712300092

8. Order on Shoreline Substantial Development Permit SL 99-0292 and the terms and conditions thereof:

Recording Date: September 29, 1999  
 Recording No.: 199909290009

9. Order on Shoreline Substantial Development Permit SL 99-0292 and the terms and conditions thereof:

Recording Date: October 15, 1999  
 Recording No.: 199910150080

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 201904240019

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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:

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No: 202101050044

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. City, county or local improvement district assessments, if any.
14. Affect, if any, of pending court action:

Petitioner:	Friends of Guemes Island Shorelines
Respondent:	Kevin Duncan
County:	Skagit
Court:	Superior
Cause No.:	21-2-00234-29
Attorney for Petitioner:	Brendan W. Donckers

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 7/11/22  
between Robert and Rebecca Cookston ("Buyer")  
and Kevin T Duncan ("Seller")  
concerning 4142 Clark Point 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.

Authenticator  
Rebecca Cookston 07/13/22  
Buyer Date  
Authenticator  
Rob Cookston 07/13/22  
Buyer Date

Authenticator  
Kevin T Duncan 03/24/2022  
Seller Date  
Authenticator  
Vicki L Duncan 03/24/2022  
Seller Date