

**When recorded return to:**  
Alicia Metler and Bradley Metler  
7307 State Route 9  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20239113  
Dec 21 2023  
Amount Paid \$805.00  
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**  
620055473

Escrow No.: 620055473

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gerald Cook, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Alicia Metler and Bradley Metler, 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.)

TRACT 1, SKAGIT COUNTY SPL NO. 41-80 REC NO. 8006110023, BEING PTN S 1/2 NE 1/4  
AND GOVT LTS 1 & 2 SEC 30-35-10E, W.M.

Tax Parcel Number(s): P45667 / 351030-1-021-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 12/18/2023

Gerald Cook  
Gerald Cook

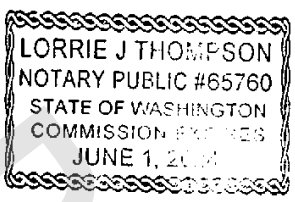
Hannah L. Sullivan  
Hannah L. Sullivan

State of WA

County of SKAGIT

This record was acknowledged before me on 12/18/2023 by Gerald Cook and Hannah L. Sullivan.

Lorrie J. Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P45667 / 351030-1-021-0006**

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TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 41-80, RECORDED JUNE 11, 1980, UNDER RECORDING NO. 8006110023, IN SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SOUTH HALF OF THE NORTHEAST QUARTER AND OF GOVERNMENT LOTS 1 AND 2, SECTION 30, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 Short Plat No. 41-80:

Recording No: 8006110023

2. Proof of Mitigated water Supply( New User) and the terms and conditions thereof:

Recording Date: August 16, 2023  
Recording No.: 202308160049

3. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 26, 2023  
Recording No.: 202309260051

Said Document has been re-record under Recording No. 202310020072

4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023  
Tax Account No.: P45667 / 351030-1-021-0006  
Levy Code: 3400  
Assessed Value-Land: \$35,200.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:  
Billed: \$295.91  
Paid: \$295.91  
Unpaid: \$0.00

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

6. 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

**EXHIBIT "B"****Exceptions  
(continued)**

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."