

When recorded return to:
Raymond L. Cook and Carol J. Cook
38428 State Route 20
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249897
Mar 15 2024
Amount Paid \$6005.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055771

CHICAGO TITLE
620055771
STATUTORY WARRANTY DEED

THE GRANTOR(S) David N. Hoffecker and Wanda L. Hoffecker, 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 Raymond L. Cook and Carol J. Cook, a married couple and
Wade B. Underwood, an unmarried person and Authur R. Underwood, an unmarried person and
Royce E. Underwood, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT B, SKAGIT COUNTY SHORT PLAT NO. 28-75, APPROVED AND RECORDED JULY 16,
1975 UNDER AUDITOR'S FILE NO. 820654 IN VOLUME 1 OF SHORT PLATS, PAGE 46,
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): P42778 / 350716-2-002-0206

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 3/11/24

David N. Hoffecker
David N. Hoffecker

Wanda L. Hoffecker
Wanda L. Hoffecker

State of Washington

County of Skaquit

This record was acknowledged before me on March 11, 2024 by David N. Hoffecker and Wanda L. Hoffecker.

Lorrie J. Thompson

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 6-1-2024



EXHIBIT "A"
Exceptions

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

In favor of: Pacific Northwest Traction Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 26, 1913
Recording No.: 99453
Affects: Portion of said premises

2. 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.: 262586

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.

3. 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. 28-75:

Recording No: 820654

4. Skagit County Right-to-Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: April 30, 2018
Recording No.: 201804300072

5. 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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

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 February 09, 2024

between Raymond L. & Carol J. Cook Addendum for additional buyers ("Buyer")
Buyer Buyer
and David N. Hoffecker WANDA L. HOFFECKER ("Seller")
Seller Seller
concerning 38428 St. Rt. 20 Concrete WA 98237 (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.

Carol J. Cook 2/10/24
Raymond L. Cook
Wanda L. Hoffecker 2/10/24 David N. Hoffecker 2-10-24
Buyer Date Seller Date
Wanda L. Hoffecker 2/10/24
Buyer Date Seller Date