

When recorded return to:
Anne M. Cossairt and Mike W. Cossairt
P.O. Box 27
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240523
May 07 2024
Amount Paid \$13033.00
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
620056022

Escrow No.: 620056022

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gail G. Trucker and Roger L. Trucker, 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 Anne M. Cossairt and Mike W. Cossairt, a married couple and Brian Rich, an unmarried person

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

LOT 5, "PLAT OF REPLAT OF A PORTION OF FIRWEST ESTATES CONDOMINIUMS, PHASE 1", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 54 AND 55, 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): P101612 / 4590-000-005-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 5/2/2024

Gail G. Trucker
Gail G. Trucker

Roger L. Trucker
Roger L. Trucker

State of Washington
County of SKAGIT

This record was acknowledged before me on May 2, 2024 by Gail G. Trucker and Roger L. Trucker.

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. Standard Participation Contract, and the terms and conditions thereof:
Executed by: City of Mount Vernon, a municipal corporation and Epicon Washington, Inc.
Recording Date: September 27, 1984
Recording No.: 8409270001
Providing: Right to connect subject property to City Sewer

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Cascade Natural Gas Corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 3, 1985
Recording No.: 8504030019

3. 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: February 22, 1980
Recording No.: 8002220033

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 18, 1981
Recording No.: 8112180012

4. 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 Map and Plans of Revision to Plat of Firwest Estates Div. 1:

Recording No: 9209090108

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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,

EXHIBIT "A"Exceptions
(continued)

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.

Entitled: Declaration of Condominium
Recording Date: September 17, 1992
Recording No.: 9209170041

6. Lien of assessments levied pursuant to the Declaration for Replat of a Portion of Firwest Estates Condominiums, Phase I to the extent provided for by Washington law.

7. Easement by and between Twinplex Properties and Gail G. Trucker, including the terms, covenants and provisions thereof

Recorded: December 12, 1994
Recording No.: 9412120044

8. 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: 200302130139

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

10. Assessments, if any, levied by Mt Vernon.

11. 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

EXHIBIT "A"
Exceptions
(continued)

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."

12. 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 April 02, 2024
between Anne M. Cossairt Mike W. Cossairt ("Buyer")
Buyer Buyer
and Gail G. Trucker Roger L. Trucker ("Seller")
Seller Seller
concerning 2325 Club Court A & B Mount Vernon WA 98273 (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.

Authenticate
Anne M. Cossairt 04/02/2024
Buyer Date

Authenticate
Gail G. Trucker 04/02/24
Seller Date

Authenticate
Mike W. Cossairt 04/02/2024
Buyer Date

Authenticate
Roger L. Trucker 04/02/24
Seller Date