

202406200100

06/20/2024 11:47 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Jeffrey Robinson
23925 Goldie Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241026
Jun 20 2024
Amount Paid \$4005.00
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
620055429

Escrow No.: 620055429

STATUTORY WARRANTY DEED

THE GRANTOR(S) Molly Martin Cohan, an unmarried person and Charles Hamilton Cohan, 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 Jeffrey Robinson, an unmarried person

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 26, BLK 2, SAMISH TERRACE

Tax Parcel Number(s): P68832 / 3992-002-026-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6-13-2024

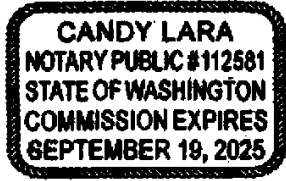
Molly M. Cohan
Molly Martin Cohan

Charles Hamilton Cohan

State of Washington
County of King

This record was acknowledged before me on 6/13/2024 by Molly Martin Cohan.

Candy Lara
(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: 9-19-25



State of _____

County of _____

This record was acknowledged before me on _____ by Charles Hamilton Cohan.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

STATUTORY WARRANTY DEED

(continued)

Dated: 6/17/2024

Molly Martin Cohan



Charles Hamilton Cohan

State of _____

County of _____

This record was acknowledged before me on _____ by Molly Martin Cohan.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of Hawaii
City of Honolulu
County of _____

This record was acknowledged before me on June 17, 2024 by Charles Hamilton Cohan.

Jennifer Lee
(Signature of notary public)
Notary Public in and for the State of Hawaii
My appointment expires: 08/20/2024

NOTARY PUBLIC CERTIFICATION
Jennifer Lee First Judicial Circuit
Doc. Description: Statutory Warranty Deed

No. of Pages: 5 Date of Doc. 6/17/2024

Jennifer Lee
Notary Signature Date

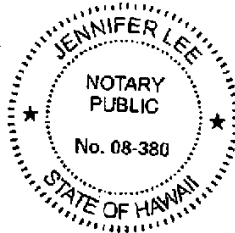
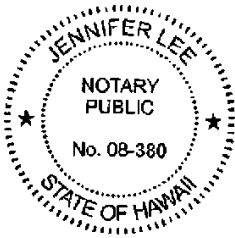


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68832 / 3992-002-026-0000

LOT 26, BLOCK 2, SAMISH TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH AN UNDIVIDED 1/80TH INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;

THENCE NORTH 01°38'45" EAST ALONG THE SECTION LINE, A DISTANCE OF 1,164.02 FEET TO THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26;

THENCE SOUTH 82°30' 00" WEST, A DISTANCE OF 483.15 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 82°30' 00" WEST, A DISTANCE OF 50.64 FEET;

THENCE SOUTH 01°38'45" WEST, A DISTANCE OF 477.07 FEET TO THE NORTH EDGE OF THE H.R. RONEY ROAD;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID H.R. RONEY ROAD, A DISTANCE OF 51.0 FEET;

THENCE NORTH 01°38'45" EAST, A DISTANCE OF 495.3 FEET TO THE TRUE POINT OF BEGINNING.

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 set forth in a document:

| | |
|-----------------|--|
| In favor of: | Puget Sound Power & Light Company |
| Purpose: | erect, construct and maintain a transmission and pole line thereon |
| Recording Date: | September 9, 1930 |
| Recording No.: | 236933, records of Skagit County, Washington |
| Affects: | Portion of said premises |

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

| | |
|-----------------|--|
| In favor of: | Samish Island Water Company, a Corporation |
| Purpose: | water main purposes |
| Recording Date: | June 23, 1953 |
| Recording No.: | 489782, records of Skagit County, Washington |
| Affects: | Portion of said premises |

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 the Plat of Samish Terrace, recorded in Volume 7 of Plats, Page 20:

Recording No: 505815

4. 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 13, 1954
Recording No.: 507805, records of Skagit County, Washington

5. Easement for ingress and egress, as disclosed on Statutory Warranty Deed recorded October 4, 1956 under Recording No. 542465.

6. The Terms, Conditions and Reservations, if any, as disclosed in Statutory Warranty Deed:

Recording Date: November 28, 1962
Recording No.: 629112, records of Skagit County, Washington

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

7. Driveway License Agreement and the terms and conditions thereof:

Recording Date: February 23, 1996
Recording No.: 9602230097
8. 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."
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form Z2P
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 May 16, 2024
between Jeffrey Robinson ("Buyer")
Buyer
and Molly Martin Cohan Charles Hamilton Cohan ("Seller")
Seller Seller
concerning 4904 Roney Road Bow WA 98232 (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.

Authentication
Jeffrey Robinson 05/16/2024
Buyer Date

CHC 05/17/24
Seller Date

MHC 05/17/24 Molly M. Cohan 6-13-2024
Seller Date