

202503110040

03/11/2025 12:45 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Steven Cochran and Nicole Cochran
204 Kasia Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250689

Mar 11 2025

Amount Paid \$12734.85
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620058286

Escrow No.: 620058286

STATUTORY WARRANTY DEED

THE GRANTOR(S) Buckwood, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Steven Cochran and Nicole Cochran, 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.)

LT 20, PLAT OF BUCKO ESTATES PHASE 1, REC NO. 202307280154

Tax Parcel Number(s): P136877 / 6101-000-020-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3/7/25

Buckwood, LLC

BY: [Signature]
Timothy Woodmansee
as Co-Manager of TLLP, LLC, a Washington limited liability company
Manager of said entity

State of WA

County of Skaagit

This record was acknowledged before me on 3/7/25 by Timothy Woodmansee as Manager of Buckwood, LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-25



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P136877 / 6101-000-020-0000

LOT 20, PLAT OF BUCKO ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF
RECORDED UNDER RECORDING NO. 202307280154, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

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 granted in a document:

Granted to: Skagit County Drainage District No. 14
Purpose: drainage ditch
Recording Date: February 26, 1935
Recording No.: 267764
Affects: as described in said instrument

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.: 517413

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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Drainage District No. 14
Purpose: drainage purposes
Recording Date: July 20, 1965
Recording No.: 669178
Affects: as described in said instrument

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 Short Plat No. 05-80:

Recording No: 8007230029

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line

EXHIBIT "B"Exceptions
(continued)

Recording Date: October 22, 1987
 Recording No.: 8710220057
 Affects: Said premises

6. City of Sedro Woolley Ordinance No. 1221-95 providing for facilities improvement charge for new connections to the city sewer system and the terms and conditions thereof:

Recording Date: February 23, 1995
 Recording No.: 9502230028

7. City of Sedro Woolley Ordinance No. 1481-04 providing for facilities improvement charge for new connections to the city sewer system and the terms and conditions thereof:

Recording Date: October 13, 2004
 Recording No.: 200410130026

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 Short Plat No. 3406:

Recording No: 200702150075

9. Agreement and the terms and conditions thereof:

Recording Date: March 13, 2009
 Recording No.: 200903130113

10. Development Agreement Bucko Plat and the terms and conditions thereof:

Recording Date: September 23, 2022
 Recording No.: 202209230062

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Electric transmission and/or distribution system
 Recording Date: February 13, 2023
 Recording No.: 202302130014
 Affects: Said premises

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "B"Exceptions
(continued)

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 Bucko Estates, Phase I:

Recording No: 202307280154

13. Covenants, conditions, restrictions and easements 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: July 28, 2023
Recording No.: 202307280155

14. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Bucko Estates Homeowners Association
Recording Date: July 28, 2023
Recording No.: 202307280155

15. Assessments, if any, levied by Bucko Estates Homeowners Association.
16. Assessments, if any, levied by the City of Sedro Woolley.
17. City, county or local improvement district assessments, if any.