

**When recorded return to:**

Beverly A Cochrane  
The David and Beverly Cochrane Family Trust  
dated 6/24/96  
1201 Alpine View Drive  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251603

May 27 2025

Amount Paid \$12783.80  
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**

620058075

Escrow No.: 620058075

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ken Patnode and Kirsten Patnode, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to David A. Cochrane and Beverly A. Cochrane, Trustees of The  
David and Beverly Cochrane Family Trust dated 6/24/96

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

LOT 34, PLAT OF EAGLEMONT PHASE 1A, AS PER PLAT RECORDED IN VOLUME 15 OF  
PLATS, PAGES 130 THOROUGH 146, INCLUSIVE, RECORDS OF SKAGIT COUNTY,  
WASHINGTON..

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

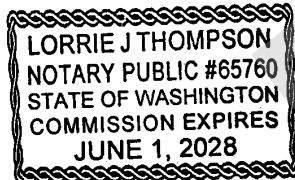
Tax Parcel Number(s): P104301 / 4621-000-034-0003

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 5-19-25Ken Patnode  
Ken PatnodeKirsten Patnode  
Kirsten PatnodeState of WashingtonCounty of SKagitThis record was acknowledged before me on MAY 25 2025 by Ken Patnode and Kirsten Patnode.Lorrie J Thompson  
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

**EXHIBIT "A"**  
Exceptions

1. 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.: 349044

NOTE: This exception does not include present ownership of the above mineral rights.

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.

2. 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 Eaglemont Phase 1A:

Recording No: 9401250031

3. 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, a Washington corporation  
Purpose: 10 foot right-of-way contract  
Recording Date: October 11, 1993  
Recording No.: 9310110127  
Affects: As described

Note: Exact location and extent of easement is undisclosed of record.

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

In favor of: Puget Sound Power and Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 2, 1993  
Recording No.: 9311020145  
Affects: As described

**EXHIBIT "A"**Exceptions  
(continued)

5. 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: January 25, 1994  
Recording No.: 9401250030

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 1995  
Recording No.: 9512110030

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 1996  
Recording No.: 9603180110

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 1996  
Recording No.: 200002010099

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000  
Recording No.: 200002010100

6. 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: The Eaglemont Homeowners Association  
Recording Date: January 25, 1994  
Recording No.: 9401250030

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording No.: 9212100080  
Matters shown:

A. Road easement for ingress, egress, and utilities over, under and across. (To be dedicated to the city in the future.)

**EXHIBIT "A"**Exceptions  
(continued)

B. Parcel A is subject to easements for construction, maintenance and access of public and private utilities. (To be dedicated in the future.)

C. Proposed access to the West Half of the Northeast Quarter of the Southwest Quarter. Exact location will be determined at a future date.

8. 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: December 20, 1995  
Recording No.: 9512200068

9. Development Agreement to Eaglemont Gold Course Community Master Plan and the terms and conditions thereof:

Recording Date: June 2, 2010  
Recording No.: 201006020039

10. Reservations contained in deed:

Recording Date: September 19, 2003  
Recording No.: 200309190263  
Regarding: Skagit County Right to Farm Ordinance

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

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

13. 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 21, 2025  
between David Cochrane Beverly Cochrane ("Buyer")  
Buyer Buyer  
and Ken Patnode Kirsten Patnode ("Seller")  
Seller Seller  
concerning 1201 Alpine View Dr Mount Vernon WA 98274 (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.

Authenticator  
David Cochrane 04/21/2025  
Buyer Date

Authenticator  
Beverly Cochrane 04/21/2025  
Buyer Date

Authenticator  
Ken Patnode 01/29/2025  
Seller Date

Authenticator  
Kirsten Patnode 01/29/2025  
Seller Date