

AFTER RECORDING MAIL TO:

Davis O. Cook
605 John Liner Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252079

Jul 02 2025

Amount Paid \$7445.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

STATUTORY WARRANTY DEED

File No: **4222-4276637 (st)**

Grantor(s): **Timothy D. Burnett and Brian M. Burnett as tenants in common**

Grantee(s): **Davis O. Cook, an unmarried person**

Abbreviated Legal: **Ptn. Lot 10, Block 2, ROSEDALE GARDEN TRACTS OF SEDRO-
WOOLLEY**

Additional Legal on page:

6NW 25-22803-TO

Assessor's Tax Parcel No(s): **P76896**

THE GRANTOR(S) Timothy D. Burnett and Brian M. Burnett as tenants in common for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Davis O. Cook, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The East 80 feet of the West 160 feet of Lot 10, Block 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington, EXCEPT that portion conveyed to Puget Sound and Baker River Railroad Company by deed recorded July 30, 1907, under Auditor's File No. 63371.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P76896

Statutory Warranty Deed
- continued

File No.: 4222-4276637 (st)

Dated: 06/30/2025

Timothy D Burnett

Timothy D. Burnett

Brian M. Burnett

STATE OF Washington)
)-ss
COUNTY OF Thurston)

This record was acknowledged before me on 06/30/2025 by Timothy D. Burnett .

DAWN HEMPHILL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 198113
COMMISSION EXPIRES 03/21/2026

Dawn Hemphill

Notary Public Dawn Hemphill
My appointment expires: 03/21/2026

Notarized remotely online using communication technology via Proof.

STATE OF Washington)
)-ss
COUNTY OF Skagit)

This record was acknowledged before me on _____ by Brian M. Burnett.

Notary Public
My commission expires:

