

When recorded return to:
Matthew P Jennings and Brittany G Fox
32934 Hamilton Cemetery Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252548

Aug 08 2025

Amount Paid \$1094.60
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059840

CHICAGO TITLE CO.

620059840

STATUTORY WARRANTY DEED

THE GRANTOR(S) Franklin P Cook, 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 Matthew P Jennings and Brittany G Fox, husband and wife

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 2, SHORT PLAT NO. 94-042, REC NO. 9412230008, BEING PTN SE 1/4 SEC 9-35-6E, W.M.

Tax Parcel Number(s): P109094 / 350609-4-006-0100

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 08/05/2025Franklin P Cook

Franklin P Cook

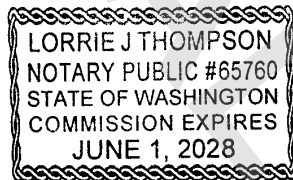
State of Washington
County of SKagitThis record was acknowledged before me on 8-5-2025 by Franklin P Cook.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of Washington
My commission expires: 6-1-2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P109094 / 350609-4-006-0100

LOT 2, SHORT PLAT NO. 94-042, APPROVED DECEMBER 19, 1994, AND RECORDED DECEMBER 23, 1994 UNDER AUDITOR'S FILE NO. 9412230008, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

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: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: August 8, 1994
Recording No.: 9408080065
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 Short Plat No. 94-042:

Recording No: 9412230008
3. Variance No. VAR 94 016, including the terms, covenants and provisions thereof

Recording Date: December 13, 1994
Recording No.: 9112130041
4. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: November 3, 2021
Recording No.: 202111030108
5. 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: To construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for the purposes of transmission, distribution and sale of electricity
Recording Date: July 25, 2023
Recording No.: 202307250050
Affects: A portion of said premises
6. Wetland Delineation & Habitat Assessment Report and the terms and conditions thereof:

Recording Date: July 1, 2024
Recording No.: 202407010050
7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "B"Exceptions
(continued)

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."

8. City, county or local improvement district assessments, if any.