

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252818

Aug 29 2025

Amount Paid \$7765.00

Skagit County Treasurer  
By Kaylee Oudman Deputy

When recorded return to:

David A. Cochrane and Beverly A. Cochrane, Trustees of  
June 24, 1996  
1201 Alpine View Drive  
Mount Vernon, WA 98274

### STATUTORY WARRANTY DEED

Guardian NW Title 25-24187-TB

THE GRANTOR(S) **John Thomas Gear, III and Marie S. Gear, husband and wife**

for and in consideration of **ten dollars 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 June 24, 1996**

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

Lot 16, Block 2, MOUNT VERNON HEIGHTS ADDITION, according to the plat thereof recorded in Volume 5 of Plats, page 47, records of Skagit County, Washington.

Abbreviated legal description: Property 1:  
Lot 16, Block 2, MOUNT VERNON HEIGHTS ADDITION

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 as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P53895/3747-002-016-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-24187-TB

Page 1 of 3

Dated: 8/26/2025

[Signature]  
John Thomas Gear, III

[Signature]  
Marie S. Gear

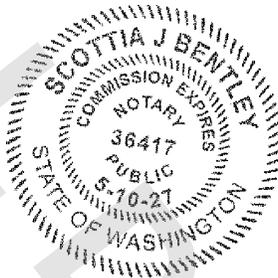
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 26<sup>th</sup> day of August, 2025, by John Thomas Gear, III and Marie S Gear.

[Signature]  
Signature

Notary  
Title

My commission expires: 05/10/27



**EXHIBIT A**

25-24187-TB

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Mount Vernon Heights Addition

Recorded: August 20, 1946

Auditor's No.: 394887

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: February 18, 1947

Recorded: February 20, 1947

Auditor's No.: 401191 Volume 216 of Deeds, page 172

11. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Auditor's No(s): 613295

Executed By: Clarence R. Hartley

**End of Exhibit A**