

When recorded return to:

Rodney T.S. Cook and Deana M. Cook
104 East Rock Island Street
Knoxville, IA 50138

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253353

Oct 14 2025

Amount Paid \$8761.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 25-24414

STATUTORY WARRANTY DEED

THE GRANTOR(S) Blake A. Cook, a single man, 104 East Rock Island Street, Knoxville, IA 50138,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Rodney T.S. Cook and Deana M. Cook, husband and wife

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

Tract 2 of Skagit County Short Plat No. 76-78, approved September 15, 1978 and recorded September 20, 1978 under Auditor's File No. 887787, in Book 3 of Short Plats, page 20, records of Skagit County, Washington; being a portion of Lot 47, "PEAVEY'S ACREAGE, TRACTS NO. 1 AND 2 (SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST) SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington; EXCEPT therefrom that portion conveyed to Skagit County for road purposes, by deed dated August 21, 1978 and recorded September 21, 1978 under Auditor's File No. 887913, records of Skagit County, Washington.

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 "B" attached hereto

Tax Parcel Number(s): P67941/3966-001-047-0009

Dated: 9/29/25
Blake A. Cook
Blake A. Cook

STATE OF Iowa
COUNTY OF Marion
This record was acknowledged before me on this 29th day of September, 2025, by Blake A. Cook.
Ruth A. Kuiper
Signature
Notary
Title
My commission expires: 7-14-27



EXHIBIT B

25-24414-KM

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No.: 76-78 recorded on September 20, 1978 as Auditor's File No. 887787.

10. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on December 20, 2022 as Auditor's File No. 202212200027 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.