

**When recorded return to:**  
Ronald C. Hoover and Brenda Cheryl Hoover  
343 Olympic Drive  
Rockport, TX 78382

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260492  
Feb 23 2026  
Amount Paid \$49442.50  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Title No.: 620061163  
Escrow No.: 245476855

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Barbara A. Cowen, Trustee of the Marital Trust u/w dated September 17, 2014  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys and warrants to Ronald C. Hoover and Brenda Cheryl Hoover, a married couple

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. 17, SKYLINE NO. 7

Tax Parcel Number(s): P59596, 3823-000-017-0000

Subject to:

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

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."

STATUTORY WARRANTY DEED  
(continued)

Dated: 2-17-2026

The Marital Trust U/W Dated September 17, 2014

BY: Barbara A Cowen  
Barbara A. Cowen, Trustee

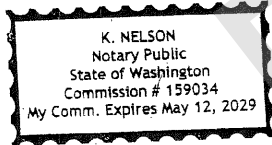
State of Washington

County of King

This record was acknowledged before me on 2/17/2026 by Barbara A. Cowen  
as Trustee of The Marital Trust U/W Dated September 17, 2014.

K. Nelson  
(Signature of notary public) K. Nelson  
Notary Public in and for the State of WA  
My appointment expires: 5-12-2029

@ (ID: Barbara Ann Tabor Cowen) @  
(Tabor is Maiden, Legal last name) @  
(Title vested under Barbara A. Cowen) @  
(as owner under Trust) @



**EXHIBIT "A"**  
Legal Description

## PARCEL A:

LOT 17, SKYLINE NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 70 AND 71, RECORDS OF SKAGIT COUNTY, WASHINGTON.

## PARCEL B:

THAT PORTION OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 17, SKYLINE NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 70 AND 71, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE SOUTH 71°11'45" EAST 63.51 FEET;  
THENCE NORTH 23°32'00" EAST 32.33 FEET;  
THENCE NORTH 04°36'33" EAST 60.00 FEET;  
THENCE NORTH 75°44'40" WEST 65.55 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 17;  
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 17, 87.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

**EXHIBIT "B"**

## Exceptions

1. 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 Skyline No. 7:

Recording No: 722987

2. 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: Electric transmission and/or distribution line  
Recording Date: January 26, 1962  
Recording No.: 617291

3. 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: February 6, 1969  
Recording No.: 722988

4. 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: July 19, 2004  
Recording No.: 200407190181

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2004  
Recording No.: 200407230174

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 6, 2005  
Recording No.: 200506060071

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 7, 2024  
Recording No.: 202410070017

5. 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: Skyline Beach Club, Inc  
Recording Date: March 24, 1972  
Recording No.: 765887

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: Skyline Beach Club, a registered non-for-profit homeowners association  
Recording Date: July 28, 2009  
Recording No.: 200907280031

**EXHIBIT "B"**  
Exceptions

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2013  
Recording No.: 201308290044

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2018  
Recording No.: 201812210006

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2020  
Recording No.: 202005080022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 7, 2024  
Recording No.: 202410070017

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 21, 2024  
Recording No.: 202411210030

7. Any Conditions, covenants, restrictions, reservations, easements of record and unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in first Deed out from Skyline Beach Club, Inc.

8. 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 Survey:

Recording No: 200205070060

9. 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 Survey:

Recording No: 200204300108

10. Ordinance No. 2787 and the terms and conditions thereof:

Recording Date: October 9, 2008  
Recording No.: 200810090083

11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.