



202605220084

05/22/2026 04:04 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

Recording Requested By:
Lakeview Trust

Mail Recorded Deed to:
Lakeview Trust
18462 W. Lakeview Lane
Mount Vernon, WA 98274

Transfer Tax: \$ _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-1559
MAY 22 2026

Amount Paid \$ 0
Skagit Co. Treasurer
By CC Deputy

QUITCLAIM DEED

Grantor(s): **Benedict J. Cooley and Cynthia K. Cooley, husband and wife**
Grantee(s): **Benedict Joseph Cooley and Cynthia Kay Cooley, Trustees of the Lakeview Trust dated OCTOBER 8, 2021, and any amendments thereto**

Abbreviated Legal: **Ptn. Tract I, "BIG LAKE WATERFRONT TRACTS"**
Tax Parcel Number(s): **P62081, 3862-000-072-0103**
Property Address: **18462 W. Lakeview Lane, Mount Vernon, WA 98274**

WITNESS

For no consideration, and in order to change the form of holding title only, **Benedict J. Cooley and Cynthia K. Cooley, husband and wife**, do now hereby remise, release and forever QUITCLAIM any and all interest they may have in said real property, described below situated in the County of Skagit in the State of Washington subject to all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

**BENEDICT JOSEPH COOLEY AND CYNTHIA KAY COOLEY,
TRUSTEES OF THE LAKEVIEW TRUST,
DATED OCTOBER 8, 2021,
AND ANY AMENDMENTS THERETO,**

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

Abbreviated Legal:

Ptn. Tract I, "BIG LAKE WATERFRONT TRACTS"

Tax Parcel Number(s): **P62081, 3862-000-072-0103**

Tract I, "BIG LAKE WATERFRONT TRACT", according to the plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington;

EXCEPT the Northerly 255 feet thereof measured at right angles to the Northwest line thereof.

SUBJECT TO Covenants, Conditions, Restrictions and Easements as per **Exhibit "A"** attached hereto and by this reference made a part hereof.

Being the same property conveyed to Benedict J. Cooley and Cynthia K. Cooley, husband and wife, the Grantors herein, by Statutory Warranty Deed dated January 14, 2008 and recorded January 17, 2008 as Instrument Number 200801170097, in the official records of Skagit County, Washington.

Transfer is exempt per WAC 458-61A-211 - Mere change in identity or form

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

IN WITNESS WHEREOF, this Instrument is Executed.

OCTOBER 8, 2021
Date

[Signature]
Benedict J. Cooley, Grantor

OCTOBER 8, 2021
Date

[Signature]
Cynthia K. Cooley, Grantor

ACKNOWLEDGMENT

State of Washington)

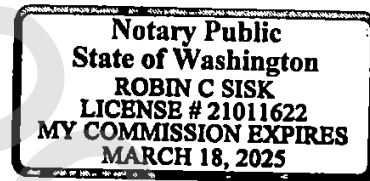
ss.:

County of Skagit)

On October 8, 2021 before me, Robin C SISK, personally appeared **Benedict J. Cooley** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the Instrument.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Notary Signature
Printed Name Robin C SISK
Notary Public in and for the State of WA
Residing at: Burlington
My Appointment Expires: 03-18-2025



ACKNOWLEDGMENT


State of Washington)

ss.:

County of Skagit)

On October 9, 2021 before me,
Robin C Sisk, personally appeared **Cynthia K. Cooley** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the Instrument.

WITNESS MY HAND AND OFFICIAL SEAL

 Robin C Sisk
Notary Signature
Printed Name Robin C Sisk
Notary Public in and for the State of WA
Residing at: Burlington
My Appointment Expires: 03-18-2025

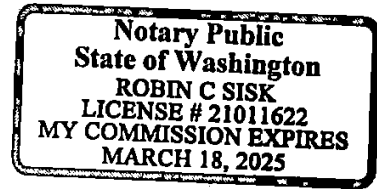


EXHIBIT "A"**EXCEPTIONS:****A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

From: Lyle F. Robbins, et al
Recorded: November 8, 1978 and January 4, 1979
Auditor's Nos: 890968 and 894246
As Follows:

Reserving to the grantors, their successors and assigns, a proportionate share of the water from the unnamed stream on Tract I and a proportionate share of the water rights thereto, said water to be used for domestic purposes only and proportionately shared with the other users thereof, together with non-exclusive easement for pipeline and non-exclusive easement for water pipeline to furnish water from said Tract I to Lot 58 and Tract J, which easement is located approximately 50 feet East of and parallel to West Big Lake Boulevard.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington
Dated: April 23, 1991
Recorded: May 7, 1991
Auditor's No: 9105070056
Purpose: A perpetual right-of-way or easement for sewer mains with the necessary appurtenances
Area Affected: Through, over, and across subject property.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2, a municipal corporation of the State of Washington
And: Bill Cornwell and Andrea L. White
Dated: September 12, 1991
Recorded: October 11, 1991
Auditor's No: 9110110033

EXHIBIT "A"
(continued)

Regarding: "...the fair pro rata share to be paid by the owners of property which connect to the aforementioned line in the future"

- D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Todd and Kimberley Davis
Recorded: July 20, 2005
Auditor's No.: 200507200137
Regarding: Notice Moratorium on Non-Forestry Use of Land

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.