

When recorded return to:

Bret Thornton and Ingrid Thornton
18437 Blacktail Trail
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261740

Jun 05 2026

Amount Paid \$4485.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-26105-TB

THE GRANTOR(S) Terri E. Cook, Personal Representative of the Estate of James A. Cook, Terri E. Cook, an unmarried person, and ELK PROPERTIES LLC, a Washington Limited Liability Company

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Bret Thornton and Ingrid Thornton, a married couple

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

PARCEL A:

LOTS 2 THROUGH 9, INCLUSIVE, AND LOTS 14 THROUGH 17, INCLUSIVE, BLOCK 19, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTHWESTERLY 20.00 FEET OF SAID LOT 14;

ALSO, EXCEPT THE SOUTHEASTERLY 4.94 FEET OF SAID LOT 17;

AND ALSO, EXCEPT THE NORTHEASTERLY 60.00 FEET AND THE SOUTHEASTERLY 4.94 FEET OF SAID LOT 2;

AND ALSO, EXCEPT THE NORTHEASTERLY 60.00 FEET OF LOTS 3 THROUGH 5 OF SAID BLOCK 19;

AND ALSO, EXCEPT THE NORTHEASTERLY 60.00 FEET OF THE SOUTHEASTERLY 19.97 FEET OF LOT 6 OF SAID BLOCK 19.

TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER C20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW,

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Abv Legal: PTN. LOTS 9-10, BLOCK 18 & LOTS 1-9 & 14-18, BLOCK 19, PLAT OF THE TOWN OF MONTBORNE

Parcels: P74605 & P74606

PARCEL B:

PARCEL #P74606 (PARCEL D), SURVEY RECORDED ON AUGUST 19, 2025 AS AUDITOR'S FILE NO. 202508190023, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 9 AND 10, BLOCK 18, AND LOTS 1 THROUGH 6, INCLUSIVE, AND LOTS 17 AND 18, BLOCK 19, TOGETHER WITH VACATED STREETS, PLAT OF THE TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Abbreviated legal description: Property 1:

PTN. LOTS 9-10, BLOCK 18 & LOTS 1-9 & 14-18, BLOCK 19, PLAT OF THE TOWN OF MONTBORNE

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): P74605/4135-019-016-0002 & P74606/4135-019-018-0000

Dated: 6/5/26

the Estate of James A. Cook

By: Terri E Cook
Terri E. Cook, Personal Representative

Terri E Cook
Terri E. Cook, as individual and as
Member/ Manager of Elk Properties, LLC

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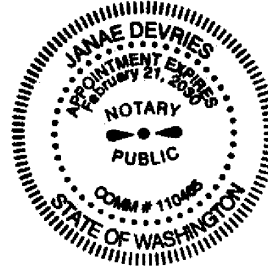
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 5th day of June, 2026, by Terri E. Cook, Personal Representative of the Estate of James A. Cook and Terri E Cook, as individual and as member/

Janet Devries manager of Elk Properties
Signature LLC

Notary
Title

My commission expires: 2-21-30



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EXHIBIT A

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9. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: May 3, 2006
Auditor's No.: 200605030154
Affects: Block 19

10. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: May 3, 2006
Auditor's No.: 200605030159
Affects: Portions of Block 19

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

Recorded: April 9, 2008
Auditor's No.: 200804090063
Regarding: Preliminary Plat Recommendation

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. Affects Blocks 16, 18 and other property

12. Reservations, provisions and/or exceptions contained in instrument executed by Skagit County, a Political Subdivision of the State of Washington, recorded August 26, 2019 as Auditor's File No. 201908260136. Affects all vacated streets and alleys.

13. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

14. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded October 18, 2019 as Auditor's File No. 201910180183 .

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. Affects: Block 18

15. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded April 5, 2021 under Auditor's File No. 202104050109.

16. 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:

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Name: Survey
Recorded: July 23, 2021
Auditor's No.: 202107230162

17. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on August 16, 2022, as Auditor's File No. 202208160016.

18. Easement, affecting a portion of subject property for the purpose of Protected Critical Area Easement (PCAE) including terms and provisions thereof granted to Skagit County recorded on December 10, 2024 as Auditor's File No. 202412100055

19. Declaration of easements, covenants, conditions and restrictions, together with road maintenance agreement, including the terms and conditions thereof recorded on December 10, 2024 as Auditor's File No. 202412100056

20. 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 SKAGIT COUNTY SHORT PLAT NO. PL21-0560 recorded on December 10, 2024 as Auditor's File No. 202412100057.

21. Regulatory notice/agreement regarding Detention Pond, Catch Basin, Control Structure, Media Filter / Operations and Maintenance Manual that may include covenants, conditions and restrictions affecting the subject property, recorded on December 10, 2024 as Auditor's File No. 202412100072 .

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.

22. Lot certification, including the terms and conditions thereof, recorded on June 13, 2025 as Auditor's File No. 202506130052. Reference to the record being made for full particulars. The company makes no determination as to its affects. (P74605)

23. Lot certification, including the terms and conditions thereof, recorded on June 13, 2025 as Auditor's File No. 202506130054. Reference to the record being made for full particulars. The company makes no determination as to its affects. (P74606)

24. 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 Survey recorded on August 19, 2025 as Auditor's File No. 202508190023.

End of Exhibit A

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SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**
Skagit County Clerk
Skagit County, WA
07/18/2024

Estate of JAMES A COOK:	No. 24-4-00394-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of JAMES A COOK late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 17, 2024.
- 1.2 In that will TERRI E COOK is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT TERRI E COOK is authorized by this court to execute the will of the above decedent according to law.

DATED 07/18/2024.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Deanna Mallchok, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on July 17, 2024.

I further certify that these letters are now in full force and effect.

DATED: 07/18/2024

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY Deanna Mallchok
Deputy Clerk

DEANNA MALLCHOK

