

When recorded return to:
Justin Cookie and Stacy Cookie
1811 Copper Pond Pl
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262927
Sep 08 2026
Amount Paid \$12944.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620063158

Escrow No.: 620063158

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mikel R. Moore and Tara M. Moore, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Justin Cookie and Stacy Cookie, a married couple

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

LOT 14, PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT, AS PER PLAT
RECORDED IN VOLUME 16 OF PLATS, PAGES 70 THROUGH 72, INCLUSIVE, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P108183 / 4661-000-014-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 31, 2016

Mikel R. Moore
Mikel R. Moore

Tara M. Moore
Tara M. Moore

State of Washington
County of Skagit

This record was acknowledged before me on August 31, 2016 by Mikel R. Moore and Tara M. Moore.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027



EXHIBIT "A"

Exceptions

1. 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(s), together with necessary appurtenances
 Recording Date: August 17, 1962
 Recording No.: 625248
 Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Port of Anacortes
 Purpose: Free and unobstructed use and passage of all types of aircraft
 Recording Date: September 11, 1995
 Recording No.: 9509110140
 Affects: Portion of said premises

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: September 11, 1995
 Recording No.: 9509110141

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 20, 1997
 Recording No.: 9703200089

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 17, 1997
 Recording No.: 9712170015

4. Liens and charges as set forth in the above mentioned declaration,

Payable to: Copper Pond Owners' Association

5. 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

EXHIBIT "A"Exceptions
(continued)

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 Copper Pond Planned Unit Development:

Recording No: 9509110092

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by the City of Anacortes.
9. Assessments, if any, levied by Copper Pond Owners' Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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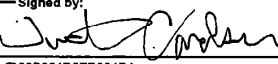
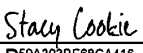
The following is part of the Purchase and Sale Agreement dated 08/07/2026
between Justin Cookie, Stacy Cookie ("Buyer")
Buyer Buyer
and Mikel R Moore, Tara Moore ("Seller")
Seller Seller
concerning 1811 Copper Pond Pl, Anacortes, WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Signed by:	Authenticate
	
Buyer	Seller
8/7/2026 6:33 PM PDT	08/07/26
Date	Date
Justin Cookie	Mikel R Moore
	
Buyer	Seller
8/7/2026 6:48 PM PDT	08/07/26
Date	Date
Stacy Cookie	Tara Moore