

**When recorded return to:**  
Paul Schmidt and Mysty M Schmidt  
6126 185th Street NW  
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250587  
Mar 03 2025  
Amount Paid \$10452.00  
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**

620058079

Escrow No.: 620058079

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bryan C. Chung, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Paul Schmidt and Mysty M Schmidt, 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 3, BIG FIR NORTH P.U.D. PHASE 1, REC NO. 200703230073

Tax Parcel Number(s): P126001 / 4922-000-003-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 28, 2025

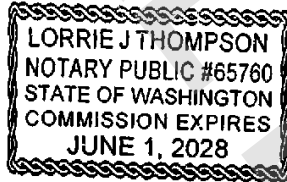
Bryan C. Chung by Swati Chung  
Bryan C. Chung by Swati Chung as attorney in fact

State of Washington  
County of SKagit

This record was acknowledged before me on 2-28-2025 by Swati Chung

as Attorney in Fact for Bryan C. Chung.

Lorrie J. Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P126001 / 4922-000-003-0000**

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LOT 3, BIG FIR NORTH P.U.D. PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 2007 UNDER AUDITOR'S FILE NO. 200703230073, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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, together with necessary appurtenances  
Recording Date: December 29, 1978  
Recording No.: 893941  
Affects: As located and constructed

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

Granted to: The City of Mount Vernon  
Purpose: Drainage facilities and appurtenances, together with rights of ingress and egress  
Recording Date: January 15, 1980  
Recording No.: 8001150014  
Recording No.: 8001150015  
Affects: A 20 foot strip across said plat and other property

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: August 28, 2006  
Recording No.: 200608280130  
Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

4. Notice and the terms and conditions thereof:

Recording Date: November 30, 2006  
Recording No.: 200611300131

5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation,

**EXHIBIT "B"****Exceptions  
(continued)**

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 15, 2007  
Recording No.: 200702150078

6. 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 Big Fir North P.U.D. - Phase 1:

Recording No: 200703230073

7. Covenants, conditions and restrictions 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: March 23, 2007  
Recording No.: 200703230074

**Modification(s) of said covenants, conditions and restrictions**

Recording Date: May 29, 2014  
Recording No.: 201405290038

8. 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: Big Fir North, Inc.  
Recording Date: March 23, 2007  
Recording No.: 200703230074

9. 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.

**EXHIBIT "B"**  
Exceptions  
(continued)

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Mt Vernon.
12. City, county or local improvement district assessments, if any.