

When recorded return to:

Emily Poe and Michael Ferrigno
4699 Glacier Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251517

May 19 2025

Amount Paid \$8413.90
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620058873

Chicago Title
620058873

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tyler Goddard, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Emily Poe and Michael Ferrigno, a married couple

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

LOT 43, PLAT OF SKAGIT HIGHLANDS DIVISION 3, ACCORDING TO THE PLAT THEREOF
RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

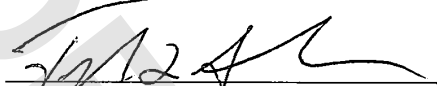

Tax Parcel Number(s): P124576 / 4892-000-043-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5/15/25
Tyler GoddardState of WashingtonCounty of SnohomishThis record was acknowledged before me on 5/15/2025 by Tyler Goddard.
(Signature of notary public)Notary Public in and for the State of WA
My commission expires: 9-4-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Comm. Exp. 09-04-2026

EXHIBIT "A"

Exceptions

1. Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.
2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550 as recorded under
Recording No. 9203270092
Recording No. 9303110069
Recording No. 9308060022
Recording No. 9309210028
3. Pre-Annexation Agreement and the terms and conditions thereof;

Between: City of Mount Vernon
And: Mount Vernon Association, Inc.
Recorded: March 27, 1992
Recording No.: 9203270093
4. Development Agreement and the terms and conditions thereof;

Between: The City of Mount Vernon
And: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Recording No.: 200106210002

Modified by instrument;

Recorded: July 1, 2005
Recording No.: 200507010182
5. Storm Drainage Release Easement Agreement and the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate
And: MVA, Inc., a Washington corporation
Dated: July 20, 2001
Recorded: July 27, 2001
Recording No.: 200107270065
6. Mitigation Agreement and the terms and conditions thereof;

Between: City of Sedro Woolley School District No. 101
And: MVA Inc., a Washington corporation
Dated: July 5, 2001
Recorded: July 27, 2001
Recording No.: 200107270077

EXHIBIT "A"Exceptions
(continued)

7. Developer Extension Agreement and the terms and conditions thereof;

Between: M.C.A. Inc., a corporation
And: the City of Mount Vernon
Dated: July 27, 2001
Recorded: August 22, 2001
Recording No.: 200108220046

Amended by instrument;

Recorded: July 1, 2005
Recording No.: 200507010181

8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Recording No.: 200205230079, records of Skagit County, Washington.

Amended by instrument;

Recorded: June 3, 2002
Recording No.: 200206030153

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: 200506080122

10. Early Entry Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: October 21, 2004
Recorded: November 1, 2004
Recording No.: 200411010178

11. Memorandum of Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: Not disclosed
Recorded: November 1, 2004
Recording No.: 200411010179

EXHIBIT "A"

Exceptions
(continued)

12. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: March 1, 2005
 Recording No.: 200503010068
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
13. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;
- Recorded: August 17, 2005
 Recording No.: 200508170113
 Executed By: Skagit Highlands, LLC, a Washington limited liability company
- Amended by instrument(s);
- Recorded: July 25, 2006
 Recording No.: 200607250099
14. 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
- Recorded: August 17, 2005
 Recording No.: 200508170114
- Partial Assignment of Declarant's Rights;
 Recorded: May 26, 2006
 Recording No.: 200605260149
- AMENDED by instrument(s):
- Recording No.: 200604060049
 Recording No.: 200605230088
 Recording No.: 200605260150
 Recording No.: 200608250117
 Recording No.: 200612210068
 Recording No.: 200806040066
 Recording No.: 200902050087
 Recording No.: 201510210021
 Recording No.: 201510210022
 Recording No.: 201510260102

EXHIBIT "A"Exceptions
(continued)

Recording No.: 201510260101
 Recording No.: 201512160015
 Recording No.: 201708100003

15. 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: Skagit Highlands Homeowners Association, a Washington nonprofit corporation
 Recording Date: August 17, 2005
 Recording No.: 200508170114

16. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;

Recorded: August 17, 2005
 Recording No.: 200508170115
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

17. Terms and conditions of the Master Plan Agreement;

Recorded: July 1, 2005
 Recording No.: 200507010182

18. Water Service Contract Agreement and the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County
 And: Skagit Highlands, LLC or its successors or assigns
 Recorded: October 7, 2005
 Recording No.: 200510070093
 Regarding: Water service contract

19. 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 SKAGIT HIGHLANDS DIVISION NO. 3:

Recording No: 200605150163:

20. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"Exceptions
(continued)

"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."

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