

When recorded return to:
Eric Dunn and Angela Dunn
418 S 38th Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252314
Jul 21 2025
Amount Paid \$11653.50
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

Escrow No.: 620059460

CHICAGO TITLE
620059460

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert N. Higbee and Colleen R. Higbee, trustee, or successor trustee(s) of the Robert N. Higbee and Colleen R. Higbee Trust dated April 25, 2017

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Eric Dunn and Angela Dunn, 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, PARK RIDGE DIV II

Tax Parcel Number(s): P105884 / 4634-000-003-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7-17-2025

The Robert N. Higbee and Colleen R. Higbee Trust Dsted April 25,2017

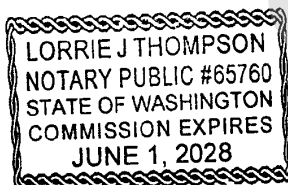
BY: Robert N. Higbee
Robert N. Higbee
TrusteeBY: Colleen R. Higbee
Colleen R. Higbee
TrusteeState of WashingtonCounty of SKagitThis record was acknowledged before me on July 17, 2025 by Robert N. Higbee and Colleen R. Higbee as Trustee of The Robert N. Higbee and Colleen R. Higbee Trust Dsted April 25,2017.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P105884 / 4634-000-003-0002

LOT 3, PARK RIDGE DIVISION II, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 15 OF PLATS, PAGES 187 AND 188, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 17, 1992
 Recording No.: 9209170092, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company, a Washington corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A strip of land 10 feet in width across all lots in said plat. Said strip being parallel with and coincident with all streets in said plat
2. 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 Park Ridge Division II:

Recording No: 199408110044
3. Agreement, including the terms and conditions thereof; entered into;

By: Jeanne McNeil
 And Between: T.H.S., Inc., a Washington corporation
 Recorded: February 3, 1993
 Recording No.: 9302030154, records of Skagit County, Washington
 Providing: Access and utilities
4. Agreement, including the terms and conditions thereof; entered into;

By: City of Mount Vernon, a municipal corporation of the State of Washington
 And Between: T.H.S., Inc.
 Recorded: October 19, 1993
 Auditor's No.: 9310190066, records of Skagit County, Washington
 Providing: Power of attorney and agreement regarding information of local improvement district
5. 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: August 31, 1994
 Recording No.: 9408310034

EXHIBIT "B"Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 22, 1993
Recording No.: 9310220090

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994
Recording No.: 9408310035

6. 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: The Summer Ridge Owners' Association
Recording Date: August 31, 1994
Recording No.: 9408310034

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Mt Vernon.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
Tax Account No.: P105884 / 4634-000-003-0002
Levy Code: 0930
Assessed Value-Land: \$236,300.00
Assessed Value-Improvements: \$335,000.00

General and Special Taxes:
Billed: \$6,047.65
Paid: \$3,023.87
Unpaid: \$3,023.78

10. City, county or local improvement district assessments, if any.