

**When recorded return to:**  
Brandon R Ericson and Brittany R Ericson  
211 N 8th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252524  
Aug 06 2025  
Amount Paid \$9829.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620059616

**CHICAGO TITLE CO.**

*620059616*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kerri M. Scott also appearing of record as Kerri Marie Scott, 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 Brandon R Ericson and Brittany R Ericson, 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.)

PTN LTS 13 & 15 AND ALL OF LT 14, BLK 14, VERNON HEIGHTS SECOND ADDN TO MT. VERNON, WASH.

Tax Parcel Number(s): P54650 / 3764-014-015-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 8-5-2025

*Kerri Scott*  
Kerri M. Scott

State of Washington  
County of SKagit

This record was acknowledged before me on 8-5-2025 by Kerri M Scott.

*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): P54650 / 3764-014-015-0004**

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THE NORTH 10 FEET OF LOT 13, ALL OF LOT 14, AND THE SOUTH 15 FEET OF LOT 15, BLOCK 14," VERNON HEIGHTS SECOND ADDITION TO MT. VERNON, WASH.", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 Vernon Heights Second Addition to Mt. Vernon Wash:

Recording No: 62596

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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."

4. Assessments, if any, levied by Mt Vernon.
5. City, county or local improvement district assessments, if any.

