

When recorded return to:

Amber C Pankey and Brandon L Pankey
5351 Timberridge Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253388

Oct 16 2025

Amount Paid \$8574.10
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.: 620059765

CHICAGO TITLE

U28099765

STATUTORY WARRANTY DEED

THE GRANTOR(S) Philip Jay Andrew, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Brandon C Pankey and Amber L Pankey, a married couple

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

LOT 246, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1), ACCORDING TO THE PLAT
THEREOF RECORDED ON DECEMBER 21, 2006 UNDER RECORDING NO. 200612210067,
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): P125458 / 4915-000-246-0000

Subject to:

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

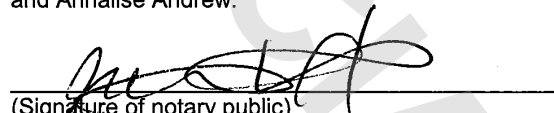
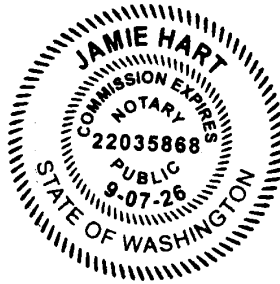
STATUTORY WARRANTY DEED
(continued)Dated: 10-9-25
Philip Jay Andrew
Annalise AndrewState of WashingtonCounty of SkagitThis record was acknowledged before me on 10/9/2025 by Philip Jay Andrew
and Annalise Andrew.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

EXHIBIT "A"

Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912
Recording No.: 94380, records of Skagit County, Washington

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recording Date: March 30, 1903 in Volume 49 Deeds, page 532
Recording No. 43547, records of Skagit County, Washington

Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

NOTE: This exception does not include present ownership of the above mineral rights.

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

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 27, 1960
Recording No.: 599210, records of Skagit County, Washington
Affects: Said Plat and other property

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

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 23, 1980
Recording No.: 8009230001
Affects: A portion of Lot 7, not specifically located on record

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

Purpose: Construct, maintain and operation of drainage facilities
Recording Date: June 8, 1988
Recording No.: 8806080008
Affects: Said Plat and other property

6. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483 and the terms and conditions thereof:

EXHIBIT "A"Exceptions
(continued)

Recording Date: March 27, 1992
Recording No.: 9203270092
Affects: Said Plat and other property

7. Terms and conditions contained in City of Mt. Vernon Ordinance No. 2532 and the terms and conditions thereof:

Recording Date: March 11, 1993
Recording No.: 9303110069
Affects: Said Plat and other property

8. Terms and conditions contained in City of Mt. Vernon Ordinance No 2546 and the terms and conditions thereof:

Recording Date: August 6, 1993
Recording No.: 9308060022
Affects: Said Plat and other property

9. Terms and conditions contained in City of Mt. Vernon Ordinance No 2550 and the terms and conditions thereof:

Recording Date: September 21, 1993
Recording No.: 9309210028
Affects: Said Plat and other property

10. Developer Extension Agreement and the terms and conditions thereof:

Executed by: M.V.A, Inc., a corporation and The City of Mt. Vernon
Recording Date: August 22, 2001
Recording No.: 200108220046
Affects: Said plat and other property

Amended by instrument(s):
Recording Date: July 1, 2005
Recording No.: 200507010181

11. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation

EXHIBIT "A"Exceptions
(continued)

Recording Date: July 27, 2001
 Recording No.: 200107270065
 Affects: Said plat and other property

12. Mitigation Agreement, including the terms and conditions thereof;

Between: Sedro-Woolley School District No. 101 and MVA, Inc.
 Recording Date: July 27, 2001
 Recording No.: 200107270077
 Affects: Said plat and other property

13. Development Agreement, including the terms and conditions thereof;

Between: The City of Mt. Vernon and MVA, Inc., a Washington corporation
 Recording Date: June 21, 2001
 Recording No.: 200106210002
 Providing: Said plat and other property

14. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:

Recording Date: May 23, 2002
 Recording No.: 200205230079
 Affects: Said plat and other property

Amended by instrument(s):

Recording Date: June 3, 2002
 Recording No.: 200206030153

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: March 1, 2005
 Recording No.: 200503010068
 Affects: Said plat and other property

16. 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 Map:

EXHIBIT "A"Exceptions
(continued)

Recording No: 200506080122

17. Terms and conditions of the Master Plan:

Recorded: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property

18. Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or
its successor or assigns
Recording Date: October 7, 2005
Recording No.: 200510070093
Providing: Water Service Contract

19. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recording Date: August 17, 2005
Recording No.: 200508170113,
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording No.: 200607250099
Recording No.: 200806040066
Recording No.: 200810160044

20. 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: August 17, 2005
Recording No.: 200508170114

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 2005
Recording No.: 200511020084

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 6, 2006

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200604060049

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 2006

Recording No.: 200605250083

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 26, 2006

Recording No.: 200605260150

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 25, 2006

Recording No.: 200608250117

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2006

Recording No.: 200612210068

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 4, 2008

Recording No.: 200806040066

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 2008

Recording No.: 200810160044

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 5, 2009

Recording No.: 200902050087

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015

Recording No.: 201510210021

Recording No.: 201510210022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015

EXHIBIT "A"Exceptions
(continued)

Recording No.: 201510260101
 Recording No.: 201510260102

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2015
 Recording No.: 201512160015

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2017
 Recording No.: 201708100003

21. 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

Recording Date: August 17, 2005
 Recording No.: 200508170114

22. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;
 Recorded: August 17, 2005
 Recording No.: 200508170115
 Executed by: Skagit Highlands, LLC, a Washington limited liability company

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

Purpose: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities

Recording Date: September 20, 2006

Recording No.: 200609200081

Affects: A strip across said premises

24. 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 Highlands Division V (Phase 1):

Recording No: 200612210067

EXHIBIT "A"Exceptions
(continued)

25. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 19, 2007
Recording No.: 200703190207
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee
26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Waterline
Recording Date: March 29, 2007
Recording No.: 200703290063
Affects: Tract AU1
27. 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."
28. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

Exceptions
(continued)

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