

**When recorded return to:**

Connie Brown  
1316 Crystal Ln  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253734

Nov 14 2025

Amount Paid \$8133.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Title No.: 620060152  
Escrow No.: 245474985

Chicago Title  
245474985

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael C. Dungan, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Connie Brown, an unmarried person and Halen Cox, an unmarried person

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 11, PLAT OF COUNTRY AIRE PHASE 3

Tax Parcel Number(s): P104487,  
4625-000-011-0000

Subject to:

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

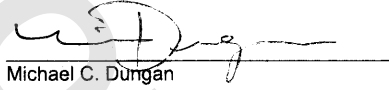
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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."

## STATUTORY WARRANTY DEED

(continued)

Dated: November 7, 2025  
Michael C. DunganState of WACounty of SnohomishThis record was acknowledged before me on 11/7/2025 by Michael C. Dungan.  
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 07-28-2027

**EXHIBIT "A"**  
Legal Description

LOT 11, "PLAT OF COUNTRY AIRE PHASE 3," AS PER PLAT RECORDED IN VOLUME 15 OF  
PLATS, PAGES 157 AND 158, 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: The Puget Sound and Baker River Railroad Company  
 Purpose: A 50 foot wide strip of land  
 Recording Date: August 28, 1906  
 Recording No.: 61920  
 Affects: A railroad right-of-way

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

Granted to: The Puget Sound and Baker River Railroad Company  
 Purpose: A 50 foot wide strip of land  
 Recording Date: July 3, 1907  
 Recording No.: 63372  
 Affects: A railroad right-of-way

3. 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: October 29, 1992  
 Recording No.: 9210290099  
 Affects:  
 Easement No. 1: All steets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the abvoe described property. (when said streets and roads are dediatted to the public, this clause shall become null and void).  
 Easement No. 2: A strip of land 10 feet in width across all lots, trats, and sspaces located within the abvoe described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.

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

Granted to: Dike District No. 12  
 Purpose: Ingress and egress  
 Recording Date: March 29, 2003  
 Recording No.: 9303290048  
 Affects: The eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77, Plat of Burlington Acreage Property

5. Ordinance No. 1169 and the terms and conditions thereof:

Recording Date: September 6, 1990  
 Recording No.: 9009060046

6. 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: June 11, 1993  
 Recording No.: 9306110140

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 1993  
 Recording No.: 9309150090

7. 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

**EXHIBIT "B"**

## Exceptions

said covenant or restriction is permitted by applicable law, as set forth on the Plat of Country Aire Phase 3:

Recording No: 9402220117

8. 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: February 20, 1994

Recording No.: 9402200118

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