

202511240070

11/24/2025 01:39 PM Pages: 1 of 8 Fees: \$310.50  
Skagit County Auditor, WA

**When recorded return to:**  
Michele Youngquist  
14394 Roadrunner Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253831

Nov 24 2025

Amount Paid \$23624.00  
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.: 620060561

**CHICAGO TITLE**

*le 20060561*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy J Unfred and Christine R Unfred, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Michele Youngquist, married as separate property

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 18, BAY MEADOWS

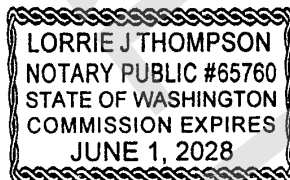
Tax Parcel Number(s): P123860 / 4876-000-018-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 11/7/25Timothy J Unfred  
Timothy J UnfredChristine R Unfred  
Christine R UnfredState of Washington  
County of SnohomishThis record was acknowledged before me on 11-7-2025 by Timothy J Unfred and Christine R Unfred.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): P123860 / 4876-000-018-0000**

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LOT 18, BAY MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED ON NOVEMBER 28, 2005, UNDER AUDITOR'S FILE NO. 200511280180, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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: J.P McKay and Estella McKay, his wife  
Recording Date: October 27, 1911  
Recording No.: 87247

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

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: C.H Graff and Bertha Graff, husband and wife  
Recording Date: August 22, 1950  
Recording No.: 449911

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

3. 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 Bay Meadows:

Recording No: 200511280180

4. Agreement and the terms and conditions thereof:

Executed by: Skagit County Health Department  
Recording Date: February 7, 2006  
Recording No.: 200602070040

5. Agreement and the terms and conditions thereof:

Executed by: Bay Meadows LLC  
Recording Date: December 9, 2005  
Recording No.: 200512090007

6. 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

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: August 8, 2007  
Recording No.: 200708080003

Said instrument is a re-recording of instrument (s) recorded November 28, 2005 Recording No. 200511280177, records of Skagit County, Washington.

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2006  
Recording No.: 200603290042

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 21, 2019  
Recording No.: 201911210045

7. 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: Bay Meadows Homeowners Association

8. Protected Critical Area Easement and the terms and conditions thereof:

Recording Date: November 28, 2005  
Recording No.: 200511280175

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."  
Recording Date: November 28, 2005  
Recording No.: 200511280176  
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

10. Agreement and the terms and conditions thereof:

Executed by: Advanced Septic Treatment Systems, Inc and Chaffey Homes  
Recording Date: August 16, 2006  
Recording No.: 200608160001

11. Maintenance obligations for Stormwater Collection System and Detention System and the terms and conditions thereof:

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: November 28, 2005  
Recording No.: 200511280179

## 12. Agreement and the terms and conditions thereof:

Executed by: Advanced Septic Treatment Systems, Inc and Daryl and Darlene Clark  
Recording Date: June 19, 2007  
Recording No.: 200706190086

## 13. Title Notification and the terms and conditions thereof:

Recording Date: June 19, 2007  
Recording No.: 200706190084

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

Granted to: Public Utility District No 1 of Skagit County, Washington, a Municipal Corporation  
Purpose: Water Pipeline Easement  
Recording Date: May 29, 1998  
Recording No.: 9805290169

Said instrument is a re-recording of instrument (s) Recorded January 8, 1998 Recording No. 9804090098, records of Skagit County, Washington.

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

Granted to: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: Underground electric system, together with necessary appurtenances  
Recording Date: January 10, 2005  
Recording No.: 200501100132

## 16. Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs and the terms and conditions thereof:

Recording Date: July 11, 2018  
Recording No.: 201807110078

## 17. 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

**EXHIBIT "B"****Exceptions  
(continued)**

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."

18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
19. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 21, 2025  
between Michele Youngquist ("Buyer")  
Buyer  
and Timothy Unfred Christine Unfred ("Seller")  
Seller  
concerning 14394 Roadrunner Lane Burlington WA 98233 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign  
Michele Youngquist 10/21/2025  
Buyer Date

Buyer Date

Authentisign  
Timothy J Unfred 10/21/25  
Seller Date

Authentisign  
Christine R Unfred 10/21/25  
Seller Date