

202601060048

01/06/2026 11:44 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Louis Veregge
3221 Deol Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260028
Jan 06 2026
Amount Paid \$11609.00
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

Chicago Title
620060848

Escrow No.: 620060848

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Cowan and Senatt Meas, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Louis Veregge, an unmarried person

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

LOT 7, DEOL ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED UNDER
AUDITOR'S FILE NO. 202009290100 IN THE 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): P135263 / 6076-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: Dec. 30, 2025

Steven Cowan
Steven Cowan

Senatt Meas
Senatt Meas

State of Washington

County of SKagit

This record was acknowledged before me on December 30, 2025 by Steven Cowan and Senatt Meas.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

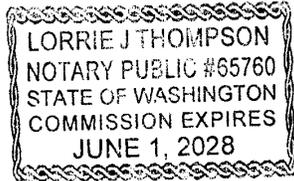


EXHIBIT "A"
Exceptions

1. 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: April 26, 1949
Recording No.: 430666
Affects: Portion of said premises
2. 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
Purpose: Pipe or pipes, line or lines for the transportation of water
Recording Date: May 7, 1951
Recording No.: 460526
Affects: Portion of said premises
3. Ordinance No. 1649 and the terms and conditions thereof
Recording Date: July 28, 1972
Recording No.: 771800
4. Skagit County Conditional Agreement - Alternative Sewage System Installations and the terms and conditions thereof:
Recording Date: April 17, 1991
Recording No.: 9104170049
5. Consent to Change of Grade and the terms and conditions thereof:
Recording Date: September 6, 2000
Recording No.: 200009060031
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Storm Water Drainage
Recording Date: March 27, 2009
Recording No.: 200903270072
Affects: Portion of said premises
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"Exceptions
(continued)

Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Transmission, distribution and sale of electricity
 Recording Date: October 16, 2017
 Recording No.: 201710160199
 Affects: Portion of said premises

8. 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 Deol Estates, a Plat Community:

Recording No: 202009290100

9. 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: September 29, 2020
 Recording No.: 202009290101

10. 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: Deol Estates Home Owner's Association
 Recording Date: September 29, 2020
 Recording No.: 202009290101

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Mt Vernon.
13. City, county or local improvement district assessments, if any.
14. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 12/07/2025
between Louis Veregge ("Buyer")
Buyer Buyer
and Steve Cowan and Senatt Meas ("Seller")
Seller Seller
concerning 3221 Deol Ln Mount Vernon WA 98273 (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.

Signed by:
Louis Veregge 12/7/2025
Buyer Date

Steve Cowan 12/7/2025
Seller Date
Senatt Meas 12/7/2025
Seller Date