

**When recorded return to:**  
Owen North and Miranda North  
900 Crested Butte Boulevard  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260410  
Feb 17 2026  
Amount Paid \$8405.00  
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**

620060873

Escrow No.: 620060873

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gary E. Simmons and Janet A. Simmons as Trustees of The Gary E. & Janet A. Simmons Trust, dated March 30, 2023

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Owen North and Miranda North, a married couple

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

LOT 339, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), AS PER PLAT RECORDED ON JANUARY 17, 2008, UNDER AUDITOR'S FILE NO. 200801170047, 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): P127274 / 4948-000-339-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2-16-2026

The Gary E. & Janet A. Simmons Trust, dated March 30, 2023

BY: Janet A. Simmons  
Janet A. Simmons  
Trustee

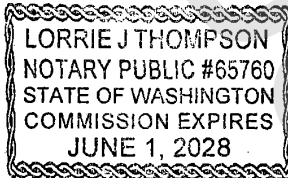
BY: Gary E. Simmons  
Gary E. Simmons  
Trustee

State of Washington

County of SKagit

This record was acknowledged before me on February 10, 2026 by Janet A. Simmons and Gary E. Simmons as Trustee and Trustee, respectively, of The Gary E. & Janet A. Simmons Trust, dated March 30, 2023.

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. 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 Skagit Highlands Division V (Phase 2):

Recording No: 200801170047

2. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 Deeds, page 532.  
Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10
3. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under Recording No. 9203270092  
Recording No. 9303110069  
Recording No. 9308060022  
Recording No. 9309210028.  
Affects: Said Plat and other property
4. Restriction contained in instrument recorded December 14, 1912 under Recording No. 94380, as follows:  
  
That no saloon shall ever be located or established upon the lands herein described.  
Affects: Said Plat and other property
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recorded: September 27, 1960  
Recording No.: 599210, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said Plat and other property
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recorded: September 23, 1980  
Recording No.: 8009230001, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A portion of Lot 7, not specifically located on record

**EXHIBIT "A"**

Exceptions  
(continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: June 8, 1988  
 Recording No.: 8806080008, records of Skagit County, Washington  
 For: Construct, maintain and operation of drainage facilities  
 Affects: Said Plat and other property
8. Developer Extension Agreement, including the terms and conditions thereof; entered into;
- By: M.V.A, Inc., a corporation  
 And Between: The City of Mt. Vernon  
 Recorded: August 22, 2001  
 Recording No. 200108220046, records of Skagit County, Washington  
 Affects: Said plat and other property
- AMENDED by instrument(s):
- Recorded: July 1, 2005  
 Recording No.: 200507010181, records of Skagit County, Washington
9. Storm Drainage Release Easement Agreement, including the terms and conditions thereof; entered into;
- By: Georgia Schopf, as her separate estate  
 And Between: MVA, Inc., a Washington corporation  
 Recorded: July 27, 2001  
 Recording No. 200107270065, records of Skagit County, Washington  
 Affects: Said plat and other property
10. Mitigation Agreement, including the terms and conditions thereof; entered into;
- By: Sedro-Woolley School District No. 101  
 And Between: MVA, Inc.  
 Recorded: July 27, 2001  
 Recording No. 200107270077, records of Skagit County, Washington  
 Affects: Said plat and other property
11. Development Agreement, including the terms and conditions thereof; entered into;
- By: The City of Mt. Vernon  
 And Between: MVA, Inc., a Washington corporation  
 Recorded: June 21, 2001  
 Recording No. 200106210002, records of Skagit County, Washington  
 Providing: Said plat and other property
12. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Recording No. 200205230079.
- Affects: Said plat and other property

AMENDED by instrument(s):

**EXHIBIT "A"**

Exceptions  
(continued)

Recorded: June 3, 2002  
Recording No.: 200206030153, records of Skagit County, Washington

13. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 1, 2005  
Recording No.: 200503010068, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said plat and other property

14. 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:

Recording No: 200506080122

15. Terms and conditions of the Master Plan;

Recorded: July 1, 2005  
Recording No.: 200507010182, records of Skagit County, Washington  
Affects: Said plat and other property

16. Agreement, including the terms and conditions thereof; entered into;

By: Public Utility District No. 1 of Skagit County  
And Between: Skagit Highlands, LLC, or its successor or assigns  
Recorded: October 7, 2005  
Recording No. 200510070093, records of Skagit County, Washington  
Providing: Water Service Contract

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

Recorded: August 17, 2005  
Recording No. 200508170113, records of Skagit County, Washington  
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recorded: July 25, 2006; June 4, 2008; October 16, 2008  
Recording No.: 200607250099  
Recording No.: 200806040066  
Recording No.: 200810160044, records of Skagit County, Washington

**EXHIBIT "A"**Exceptions  
(continued)

18. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: August 17, 2005

Recording No.: 200508170114, records of Skagit County, Washington

Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recorded: November 2, 2005; April 6, 2006, May 23, 2006; May 25, 2006; May 26, 2006; August 7, 2006; August 10, 2006; August 25, 2006; December 21, 2006; June 4, 2008; October 16, 2008; February 5, 2009; October 21, 2015; October 26, 2015; December 16, 2015

Recording No.: 200511020084

Recording No.: 200604060049

Recording No.: 200605230087

Recording No.: 200605250083

Recording No.: 200605260149

Recording No.: 200605260150

Recording No.: 200608070191

Recording No.: 200608100126

Recording No.: 200608250117

Recording No.: 200612210068

Recording No.: 200806040066

Recording No.: 200810160044

Recording No.: 200902050087

Recording No.: 201510210021

Recording No.: 201510210022

Recording No.: 201510260101

Recording No.: 201510260102

Recording No.: 201512160015

Recording No.: 201708100003 records of Skagit County, Washington

19. 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 Highland Homeowners Association

Recording Date: August 17, 2005

Recording No.: 200508170114

20. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recorded: August 17, 2005

**EXHIBIT "A"**Exceptions  
(continued)

- Recording No. 200508170115, records of Skagit County, Washington  
Executed by: Skagit Highlands, LLC, a Washington limited liability company
21. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: September 20, 2006  
Recording No.: 200609200081, records of Skagit County, Washington  
For: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities  
Affects: A strip across said premises
22. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: March 19, 2007  
Recording No.: 200703190207, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
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
23. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: March 29, 2007  
Recording No.: 200703290063, records of Skagit County, Washington  
For: Waterline  
Affects: Tract AU1
24. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
25. 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

**EXHIBIT "A"**Exceptions  
(continued)

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."

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