

When recorded return to:

Justin Michael Brown and Chelsie Marie Brann
3419 Leann Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260427

Feb 18 2026

Amount Paid \$10274.00
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

620061090

Escrow No.: 620061090

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Andrew Porter, Jr and Erika Christina Porter, 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 Justin Michael Brown and Chelsie Marie Brann, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 25, DIGBY HEIGHTS PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED
APRIL 15, 2009, UNDER AUDITOR'S FILE NO. 200904150063, 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): P128465 / 4984-000-025-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/12/26

[Signature]
David Andrew Porter, Jr

[Signature]
Erika Christina Porter

State of Washington
County of SKagit

This record was acknowledged before me on February 12, 2026 by David Andrew Porter, Jr and Erika Christina Porter.

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

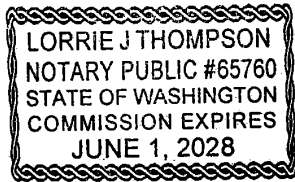


EXHIBIT "A"
Exceptions

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: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recording Date: April 17, 1902
Recording No.: 39602

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. 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 Mount Vernon Short Plat No. MV-12-94:

Recording No: 9411070053

3. City of Mount Vernon Ordinance No. 2829 and the terms and conditions thereof:

Recording Date: March 5, 1998
Recording No.: 9803050022

4. Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon, a municipal corporation of the State of Washington and Public Utility District No. 1, Skagit County, a municipal corporation
Recording Date: November 29, 1994
Recording No.: 9411290004
Regarding: Formation of L.I.D. to improve streets

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

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 1, 2008
Recording No.: 200812010104
Affects: Portion of said premises

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

EXHIBIT "A"

Exceptions
(continued)

In favor of: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: February 23, 2009
 Recording No.: 200902230143
 Affects: Portion of said premises

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 said covenant or restriction is permitted by applicable law, as set forth on the Plat of Digby Heights Phase I:

Recording No: 200904150063

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: April 15, 2009
 Recording No.: 200904150064

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012 and October 17, 2013
 Recording No.: 201204130158
 Recording No.: 201310170106

9. 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: Digby Heights Homeowners Association, its successors and assigns
 Recording Date: April 15, 2009
 Recording No.: 200904150064

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

Granted to: Future lot owners
 Purpose: Private storm drainage and Mailbox easement
 Recording Date: February 4, 2011

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201102040092
Affects: Portion of said premises

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 Digby Heights Owners Association.
13. Assessments, if any, levied by Mt Vernon.
14. 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 January 18, 2026

between Justin Michael Brown Chelsie Marie Brann ("Buyer")
Buyer Buyer

and David Andrew Porter Jr Erika Christina Porter ("Seller")
Seller Seller

concerning 3419 Leann St Mount Vernon WA 98274 (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
Justin Michael Brown 02/09/2026
Buyer Date

AuthentISIGN
David Andrew Porter Jr 02/09/2026
Seller Date

AuthentISIGN
Chelsie Marie Brann 02/09/2026
Buyer Date

AuthentISIGN
Erika Christina Porter 02/09/2026
Seller Date