

202602180078

02/18/2026 03:19 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
Elizabeth Barrows  
1107 Harmony Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260438  
Feb 18 2026  
Amount Paid \$9722.20  
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.: 620060624

**CHICAGO TITLE**  
620060624

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Erin Fiedler, also appearing of record as Erin J. Fiedler, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Elizabeth Barrows, 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 2, MOUNT VERNON SPL NO. LU05-058 (BROMAN SPL), REC. NO. 201001070088 in SE 20-34-4E, W.M.

Tax Parcel Number(s): P130001 / 340420-4-026-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

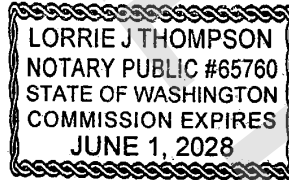
Dated: 2-17-26

[Signature]  
Erin J. Fiedler

State of Washington  
County of Skagit

This record was acknowledged before me on February 17, 2026 by Erin J. Fiedler.

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P130001 / 340420-4-026-0100**

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LOT 2, MOUNT VERNON SHORT PLAT NO. LU05-058 (BROMAN SHORT PLAT), AS RECORDED ON JANUARY 7, 2010 UNDER AUDITOR'S FILE NO. 201001070088, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

**EXHIBIT "B"**  
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 the Survey:  
  
Recording No: 2007062200106
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: February 4, 2008  
Recording No.: 200802040178
3. 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: Water and communication line or lines  
Recording Date: March 26, 2009  
Recording No.: 200903260001
4. Declaration(s) of Easement for Roadway and Utilities including the terms, covenants and provisions thereof  
  
Recording No.: 200912090083  
Recording No.: 200905140031
5. 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 Mount Vernon Short Plat No. LU05-058:  
  
Recording No: 201001070088
6. 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:

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

Imposed by: Harmony Lane Homeowner's Association  
Recording Date: January 7, 2010  
Recording No.: 201001070089

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Mt Vernon.
9. City, county or local improvement district assessments, if any.
10. 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.