

When recorded return to:
Devin McCoy and Sarah McCoy
424 Barry Loop
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060939

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260436

Feb 18 2026

Amount Paid \$10096.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

CHICAGO TITLE

620060939

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick Milstead and Cristina Milstead, 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 Devin McCoy and Sarah McCoy, a married couple

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 70, DIGBY HEIGHTS PH II, REC. NO. 201109190087

Tax Parcel Number(s): P130953 / 6001-000-000-0070

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 18, 2026

Patrick Milstead
Patrick Milstead

Cristina Milstead
Cristina Milstead

State of Washington

County of Skagit

This record was acknowledged before me on February 18, 2026 by Patrick Milstead and Cristina Milstead.

Jana K Quinn
(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 06/29/2027

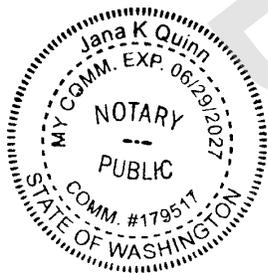


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130953 / 6001-000-000-0070

LOT 70, DIGBY HEIGHTS PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED
SEPTEMBER 19, 2011, UNDER RECORDING NO. 201109190087, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: April 17, 1902
Recording No.: 39602

No determination has been made as to the current ownership or other matters affecting said reservations.

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 the Mount Vernon Short Plat No. MV-12-94, recorded in Volume 11 of Short Plats, Pages 137 and 138:

Recording No: 9411070053

3. Agreement, including the terms and conditions thereof;

By: City of Mount Vernon, a Municipal corporation of the State of Washington
And Between: Public Utility District No. 1, Skagit County, a Municipal corporation
Recording Date: November 29, 1994
Recording No.: 9411290004
Providing: Formation of L.I.D. to improve streets

4. Terms, conditions, and restrictions of that instrument entitled City of Mount Vernon Ordinance No. 2829;

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

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

Recording Date: December 1, 2008
Recording No.: 200812010104
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line

6. 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

EXHIBIT "B"Exceptions
(continued)

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
Recording No.: 201204130158

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2013
Recording No.: 201310170106

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: Digby Heights Homeowners Association
Recording Date: April 15, 2009
Recording No.: 200904150064

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

In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line
Recording Date: February 23, 2009
Recording No.: 200902230143

9. 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

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
Recording No.: 201102040092

EXHIBIT "B"Exceptions
(continued)

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Digby Heights Phase II:

Recording No: 201109190087

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by City of Mount Vernon.
14. City, county or local improvement district assessments, if any.