

202602190062

02/19/2026 03:04 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260458  
Feb 19 2026  
Amount Paid \$14012.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:

David Andrew Porter, JR. and Erika Christina Porter  
17164 Zoya Drive  
Mount Vernon, WA 98274

Chicago Title  
620060798

### STATUTORY WARRANTY DEED

Reference: 26-10-NES

**THE GRANTOR(S)**

Kevin D. Nelson and Christine M. Nelson, husband and wife,

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)

in hand paid, conveys and warrants to

David Andrew Porter, JR. and Erika Christina Porter, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

LT 10, BIG LAKE HEIGHTS

Tax Parcel Number(s): P109284/ 4680-000-010-0000

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Dated: February 11, 2026

Christine M. Nelson

Christine M. Nelson

Kevin D. Nelson

Kevin D. Nelson

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 11 day of February, 2026, by  
Christine M. Nelson and Kevin D. Nelson.

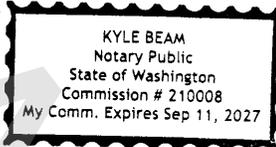
[Signature]

Signature

Notary

Title

My commission expires: 9-11-27



**EXHIBIT A**  
LEGAL DESCRIPTION

LOT 10, BIG LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS,PAGES 118 THROUGH 120, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Exhibit "B"**

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County Sewer District No. 2 Purpose: Sanitary sewers Recording Date: January 26, 1979 Recording No.: 895468 Affects: An undisclosed portion of said plat

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Alamo Limited Partnership Purpose: Ingress, egress and utilities Recording Date: July 23, 1991 Recording No.: 9107230021 Affects: Exact location and extent of easement is undisclosed of record

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County Sewer District No. 2 Purpose: Constructing extensions to the sewer system  
Recording Date: August 14, 1995 Recording No.: 9508140065 Affects: Exact location and extent of easement is undisclosed of record.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County Sewer District No. 2 Purpose: Sewer mains Recording Date: July 17, 1996  
Recording No.: 9607170042 Affects: Portion of Big Lake Heights

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County Sewer District No. 2 Purpose: Sewer mains Recording Date: July 17, 1996  
Recording No.: 9607170043 Affects: Portion of Big Lake Heights

Agreement and the terms and conditions thereof: Executed by: Ralph Schuck and Skagit County Sewer District No. 2 Recording Date: August 14, 1995 Recording No.: 9508140065 Providing: Extension of sewer mains

Agreement and the terms and conditions thereof: Between: John F. Collins And: Skagit County Sewer District No. 2 Recording Date: June 18, 1981 Recording No.: 8106180032 Regarding: Terms and conditions of sewer hook-up and usage

Variance and the terms and conditions thereof: Recording Date: July 7, 1996 Recording No.: 9607170037  
Variance No.: FPT 93-012

Variance and the terms and conditions thereof: Recording Date: July 10, 1995 Recording No.: 9507100104  
Variance No.: SHL 95-020.

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 Big Lake Heights: Recording No: 9608060054

Low Flow Mitigation Summary and the terms and conditions thereof: Recording Date: February 28, 2001  
Recording No.: 200102280078

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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 David Andrew Porter Jr Buyer Erika Christina Porter Buyer ("Buyer")  
and Christy Nelson Seller Kevin D Nelson Seller ("Seller")  
concerning 17164 Zoya Drive Address Mount Vernon City WA 98274 State Zip (the "Property")

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.

Authenticat  
David Andrew Porter Jr 01/18/2026  
Buyer Date

Authenticat  
Erika Christina Porter 01/18/2026  
Buyer Date

Signed by:  
Christine M Nelson 1/18/2026  
Seller Date

Signed by:  
[Signature] 1/18/2026  
Seller Date