

202602270100

02/27/2026 02:06 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

Escrow #RES70241878 7pgs

When recorded return to:

Michael P. Edwards
Crystal M. Edwards
502 Ruby Peak Avenue
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260567

Feb 27 2026

Amount Paid \$9740.00
Skagit County Treasurer
By Lena Thompson Deputy

Ticor Title
RES70241878

STATUTORY WARRANTY DEED

THE GRANTOR(S) Luisa G. Valadez, an unmarried person and Estela G. Mitchell, 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 Michael P. Edwards and Crystal M. Edwards, a married couple

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

LOT 62, "PLAT OF SKAGIT HIGHLANDS DIVISION 3", AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200605150163, 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): P124595, 4892-000-062-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 02/24/2026

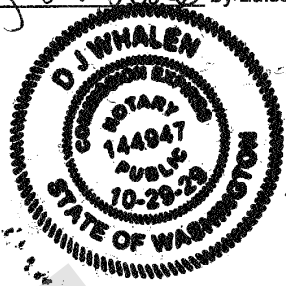
[Signature]
Luisa G. Valadez

Estela G. Mitchell

State of Washington
County of Shobomish

This record was acknowledged before me on February 24 2026 by Luisa G. Valadez.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 10-29-2029



State of Washington
County of _____

This record was acknowledged before me on _____ by Estela G. Mitchell.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: 2-24-26

Luisa G. Valadez

Estela G. Mitchell
Estela G. Mitchell

State of Washington

County of _____

This record was acknowledged before me on _____ by Luisa G. Valadez.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of Washington

County of SKagit

This record was acknowledged before me on 2/24/26 by Estela G. Mitchell.

Linda Dietrick
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 12/03/2029

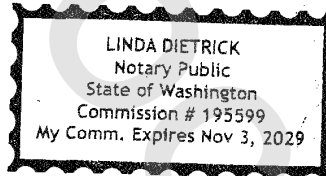


EXHIBIT "A"
Exceptions

1. Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.
2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550 as recorded under
Recording No. 9203270092
Recording No. 9303110069
Recording No. 9308060022
Recording No. 9309210028
3. Pre-Annexation Agreement and the terms and conditions thereof;
Between: City of Mount Vernon
And: Mount Vernon Association, Inc.
Recorded: March 27, 1992
Recording No.: 9203270093
4. Development Agreement and the terms and conditions thereof;
Between: The City of Mount Vernon
And: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Recording No.: 200106210002
Modified by instrument;
Recorded: July 1, 2005
Recording No.: 200507010182
5. Storm Drainage Release Easement Agreement and the terms and conditions thereof;
Between: Georgia Schopf, as her separate estate
And: MVA, Inc., a Washington corporation
Dated: July 20, 2001
Recorded: July 27, 2001
Recording No.: 200107270065
6. Mitigation Agreement and the terms and conditions thereof;
Between: City of Sedro Woolley School District No. 101
And: MVA Inc., a Washington corporation
Dated: July 5, 2001
Recorded: July 27, 2001
Recording No.: 200107270077
7. Developer Extension Agreement and the terms and conditions thereof;
Between: M.C.A. Inc., a corporation
And: the City of Mount Vernon
Dated: July 27, 2001
Recorded: August 22, 2001
Recording No.: 200108220046
Amended by instrument;
Recorded: July 1, 2005
Recording No.: 200507010181
8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Recording No.: 200205230079, records of Skagit

EXHIBIT "A"Exceptions
(continued)

County, Washington. Amended by instrument;

Recorded: June 3, 2002

Recording No.: 200206030153

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 Survey;

Recording No.: 200506080122

10. Early Entry Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC

And: The Quadrant Corporation

Dated: October 21, 2004

Recorded: November 1, 2004

Recording No.: 200411010178

11. Memorandum of Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC

And: The Quadrant Corporation

Dated: Not disclosed

Recorded: November 1, 2004

Recording No.: 200411010179

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

Recorded: March 1, 2005 Recording No.: 200503010068

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

13. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;

Recorded: August 17, 2005

Recording No.: 200508170113

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

Amended by instrument(s);

Recorded: July 25, 2006

Recording No.: 200607250099

14. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property,

Skagit Highlands West Neighborhood, as hereto attached;

Recorded: August 17, 2005

Recording No.: 200508170115

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

15. Terms and conditions of the Master Plan Agreement;

Recorded: July 1, 2005

Recording No.: 200507010182

16. Water Service Contract Agreement and the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County

And: Skagit Highlands, LLC or its successors or assigns

EXHIBIT "A"

Exceptions
(continued)

Recorded: October 7, 2005

Recording No.: 200510070093

Regarding: Water service contract

17. 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

Recorded: August 17, 2005

Recording No.: 200508170114

Partial Assignment of Declarant's Rights;

Recorded: May 26, 2006

Recording No.: 200605260149

AMENDED by instrument(s):

Recording No.: 200604060049

Recording No.: 200605230088

Recording No.: 200605260150

Recording No.: 200608250117

Recording No.: 200612210068

Recording No.: 200806040066

Recording No.: 200902050087

Recording No.: 201510210021

Recording No.: 201510210022

Recording No.: 201510260102

Recording No.: 201510260101

Recording No.: 201512160015

Recording No.: 201708100003

18. 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 NO. 3:

Recording No: 200605150163:

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 Highlands Homeowners Association, a Washington nonprofit corporation

Recording Date: August 17, 2005

Recording No.: 200508170114

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

21. 21. 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

EXHIBIT "A"Exceptions
(continued)

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."