

When recorded return to:
Barney K. Conner, Jr. and Cassandra Renae
Conner
4725 Mount Baker Loop
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260663

Mar 06 2026

Amount Paid \$10256.20

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Title No.: 620060550
Escrow No.: 245476806

Chicago Title
620060550

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron A. Yengich, an unmarried person and Andrea J. Yengich, an unmarried person as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Barney K. Conner, Jr. and Cassandra Renae Conner, 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 61, SKAGIT HIGHLANDS, DIV II, REC NO. 200604040052

Tax Parcel Number(s): P124281, 4887-000-061-0000

Subject to:

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

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."

STATUTORY WARRANTY DEED
(continued)

Dated: February 27, 2026

Aaron A. Yengich
Aaron A. Yengich

State of WA

County of Island

This record was acknowledged before me on 2/27/2026 by Aaron A. Yengich.

Kristan Stevens
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 07-28-2027



STATUTORY WARRANTY DEED
(continued)

Dated: March 3, 2026

Andrea Yengich
Andrea J. Yengich

State of WA
County of Island

This record was acknowledged before me on 3/3/2026 by Andrea J. Yengich.

Krystan Stevens
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 07-28-2027



EXHIBIT "A"
Legal Description

LOT 61, "SKAGIT HIGHLANDS, DIVISION II", A PLANNED UNIT DEVELOPMENT, APPROVED APRIL 3, 2006 AND RECORDED ON APRIL 4, 2006 UNDER AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 43547

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

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording Nos.: 838309, 9203270092, 9303110069, 9308060022 and 9309210028

Affects: Said plat and other property

3. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property

4. Development Agreement and the terms and conditions thereof:

Between: The City of Mount Vernon and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002
Affects: Said plat and other property

Modified by instrument recorded July 1, 2005, under Recording No. 200507010182.

5. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);

Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation
Recording Date: July 27, 2001
Recording No.: 200107270065
Affects: Said plat and other property

6. Developer Extension Agreement and the terms and conditions thereof;

Between: M.V.A., Inc., a corporation and the City of Mount Vernon
Dated: June 27, 2001
Recording Date: August 22, 2001
Recording No.: 200108220046
Affects: Said plat and other property

Amended by instrument recorded July 1, 2005, under Recording No. 200507010181.

7. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:

Recording Date: May 23, 2002
Recording No.: 200205230079

Said document was amended by instrument recorded June 3, 2002, under Recording No. 200206030153.

Affects: Said plat and other property

8. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recording Date: August 17, 2005
Recording No.: 200508170113
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

EXHIBIT "B"
Exceptions

Recording Nos.: 200607250099, 200806040066 and 200810160044

9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recording Date: August 17, 2005

Recording No.: 200508170114

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

AMENDED by instrument(s):

Recording No.: 200511020084

Recording No.: 200604060049

Recording No.: 200605250083

Recording No.: 200605260150

Recording No.: 200607250100

Recording No.: 200608250117

Recording No.: 200612210068

Recording No.: 200806040066

Recording No.: 200810160044

Recording No.: 200902050087

Recording No.: 201510210021

Recording No.: 201510210022

Recording No.: 201510260101

Recording No.: 201510260102

Recording No.: 201512160015

Recording No.: 201708100003

10. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;

Recording Date: August 17, 2005

Recording No.: 200508170115

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

11. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: July 11, 2005

Recording No.: 200507110156

In favor of: Puget Sound Power and Light Company

Regarding: Electric transmission and/or distribution line

Affects: All lots in Division II

12. Agreement, including the terms and conditions thereof;

Between: Skagit Highlands, LLC, or its successors or assigns and Public Utility District No. 1 of Skagit County

Recording Date: October 7, 2005

Recording No.: 200510070093

Regarding: Water Service Contract

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Skagit Highlands Division II:

Recording No: 200604040052

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