

202604160077

04/16/2026 03:40 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**

Dakota R. Stamnes, an unmarried person  
1225 Hemlock Place  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261134

Apr 16 2026

Amount Paid \$7045.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
620061506

Escrow No.: 620061506

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stefanie Hicks, a married women as her separate property also appearing of record as Stefanie Sanchez Bernal

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Dakota R. Stamnes, an unmarried person

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

LOT 6, "THE MEADOW - PHASE 1 A PLANNED UNIT DEVELOPMENT PLAT", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 167 THROUGH 172, INCLUSIVE, 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): P104973

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 04/14/2026

*Stefanie Hicks*  
Stefanie Hicks

*Patrick Hicks*  
Patrick Hicks

State of WA  
County of Snohomish

This record was acknowledged before me on 04/14/26 by  
Stefanie Hicks & Patrick Hicks

*Stephanie Bean*  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 04/07/2029

**NOTARY PUBLIC  
STATE OF WASHINGTON  
STEPHANIE BEAN  
MY COMMISSION EXPIRES  
APRIL 7, 2029  
COMMISSION NO. 21013345**

**EXHIBIT "A"**

## 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 Plat of The Meadow - Phase 1 a Planned Unit Development Plat:  
  
Recording No: 9405050068
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: City of Mt. Vernon  
Purpose: Sewer line operation and maintenance  
Recording Date: April 3, 1959  
Recording No.: 578556  
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Drainage right-of-way  
Recording Date: April 22, 1943  
Recording No.: 361626  
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 9, 1993  
Recording No.: 9309090091  
Affects: Portion of said premises
5. Agreement and the terms and conditions thereof:  
  
Recording Date: June 15, 1994  
Recording No.: 9406150082  
Regarding: Escrow requirements
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,

**EXHIBIT "A"**Exceptions  
(continued)

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

Recording Date: May 19, 1994  
Recording No.: 9405190106

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 9, 2019  
Recording No.: 201909090137

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: The Meadow at Mount Vernon Homeowners' Association, a Washington nonprofit corporation, its successors and assigns  
Recording Date: May 19, 1994  
Recording No.: 9405190106

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: To cut down trees dangerous to operation of railroad  
Recording Date: October 24, 1890  
Recording No.: Volume 13, Page 383  
Affects: Portion of said premises

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1  
Purpose: To construct, operate, and maintain water line  
Recording Date: October 26, 1977  
Recording No.: 867455  
Affects: Portion of said premises

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1  
Purpose: To construct, operate, and maintain water line  
Recording Date: March 18, 1978  
Recording No.: 875324  
Affects: Portion of said premises

**EXHIBIT "A"**Exceptions  
(continued)

11. 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."

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 Mt Vernon.
14. City, county or local improvement district assessments, if any.