

202606220068

06/22/2026 10:18 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Mercy M. Mwangi and William Mbugua
23448 Sherry Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261928

Jun 22 2026

Amount Paid \$14172.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620062268

Escrow No.: 620062268

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Bassett and Allison Bassett, 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 Mercy M. Mwangi and William Mbugua, a married couple

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

LOT 7, "BIG LAKE HEIGHTS," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES
118 THROUGH 120, INCLUSIVE, RECORDS 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): P109281 / 4680-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 06/16/2026

Matthew Bassett

Matthew Bassett

Allison Bassett

Allison Bassett

State of Washington

County of Snohomish

This record was acknowledged before me on 06/16/2026 by Matthew Bassett and Allison Bassett.

Taylor K. Samuel

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 10/23/2027

TAYLOR K. SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Exceptions

1. 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
2. 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
3. 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
4. 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
5. 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
6. Agreement and the terms and conditions thereof:

EXHIBIT "A"Exceptions
(continued)

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

7. 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

8. Variance and the terms and conditions thereof:

Recording Date: July 7, 1996
Recording No.: 9607170037
Variance No.: FPT 93-012

9. Variance and the terms and conditions thereof:

Recording Date: July 10, 1995
Recording No.: 9507100104
Variance No.: SHL 95-020

10. 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

11. Skagit County Planning and Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: January 18, 2019
Recording No.: 201901180050

12. Notice of Decision Before the Skagit County Planning Director and the terms and conditions thereof:

Recording Date: July 8, 2019
Recording No.: 201907080058

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

13. 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."

14. 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 May 8, 2026

between Mercy M. Mwangi ("Buyer")
Buyer Buyer
and Matthew Bassett ("Seller")
Seller Seller
concerning 23448 Sherry Lane Mount Vernon WA 98274 (the "Property")
Address City State Zip

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.

<u>M. Mwangi</u> <u>5-10-26</u>	Authentic: <u>Allison Bassett</u> <u>06/16/2026</u>
Buyer Date	Seller 05/11/26
	Authentic: <u>Matthew Bassett</u> <u>06/16/2026</u>
	<u>Matthew Bassett</u> <u>05/11/26</u>
Buyer Date	Seller Date