

When recorded return to:
Colleen W. Wilcox
3819 Ridge Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253789
Nov 20 2025
Amount Paid \$14279.00
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
620059314

Escrow No.: 620059314

STATUTORY WARRANTY DEED

THE GRANTOR(S) James J Duffy and Katherine M Duffy, husband and wife

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

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

LOT 11, PARK RIDGE - DIVISION II, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 15 OF PLATS, PAGES 187 AND 188, 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): P105892 / 4634-000-011-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

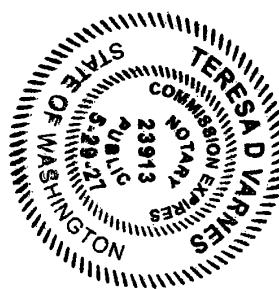
Dated: 11-18-25
James J Duffy
Katherine M DuffyState of WashingtonCounty of SkagitThis record was acknowledged before me on 11-18-25 by James J Duffy and Katherine M Duffy.
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 5/24/27

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 Park Ridge - Division II, recorded in Volume 15 of Plats, Pages 187 and 188:

Recording No: 9408110044

2. 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: Utilities
 Recording Date: September 17, 1992
 Recording No.: 9209170092
 Affects: a portion of said premises

3. Agreement and the terms and conditions thereof:

By: Jeanne McNeil
 And Between: T.H.S., Inc
 Recording Date: February 3, 1993
 Recording No.: 9302030154
 Providing: Access and utilities

4. 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

Recording Date: October 22, 1993
 Recording No.: 9310220090

and re-recorded

Recording Date: August 31, 1994
 Recording No.: 9408310034

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9408310035

5. 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: Summer Ridge Owners' Association
Recording Date: October 22, 1993
Recording No.: 9310220090

and re-recorded

Recording Date: August 31, 1994
Recording No.: 9408310034

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Mount Vernon.
8. 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 October 10, 2025

between Colleen W. Wilcox ("Buyer")
Buyer
and Jay Duffy ("Seller")
Seller Katherine Duffy
Seller
concerning 3819 Ridge Ct 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.

Authentication
Colleen W. Wilcox 10/10/25
Buyer Date

Buyer Date

Authentication
Jay Duffy 10/10/25
Seller Date

Authentication
Katherine Duffy 10/10/25
Seller Date