

When recorded return to:

Sonja M. Russell and Jackson Russell
5488 Buckhorn Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261834

Jun 15 2026

Amount Paid \$9918.00
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

620062082

Escrow No.: 620062082

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Tucker and Astrid Tucker, 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 Sonja M. Russell and Jackson Russell, a married couple

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

LOT 165, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), ACCORDING TO THE PLAT
THEREOF RECORDED ON JANUARY 17, 2008 UNDER AUDITOR'S FILE NO. 200801170047,
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): P127267/4948-000-165-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

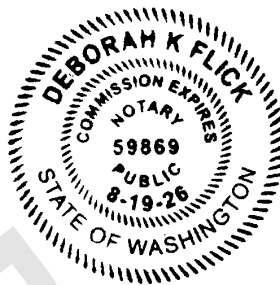
Dated: 6-10-26Christopher Tucker
Christopher TuckerAstrid Tucker
Astrid TuckerState of WashingtonCounty of SnohomishThis record was acknowledged before me on June 10, 2026 by Christopher Tucker and Astrid Tucker.Deborah K. Flick
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 8/19/26

EXHIBIT "A"

Exceptions

1. Reservations and exceptions contained in the deed

Recording No.: 43547

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. 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 Skagit Highlands Division V (Phase 2):

Recording No: 200801170047

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

Recording No: 9203270092

Recording No: 9303110069

Recording No: 9308060022

Recording No: 9309210028

Affects: Said Plat and other property

4. Reservations, restrictions and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912

Recording No.: 94380

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

Recording Date: September 27, 1960

Recording No.: 599210

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation

Regarding: Electric transmission and/or distribution line

Affects: Said Plat and other property

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

Recording Date: September 23, 1980

Recording No.: 8009230001

In favor of: Puget Sound Power & Light Company, a Washington corporation

Regarding: Electric transmission and/or distribution line

EXHIBIT "A"Exceptions
(continued)

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

Recording Date: June 8, 1988
 Recording No.: 8806080008
 Regarding: Construct, maintain and operation of drainage facilities
 Affects: Said Plat and other property

8. Developer Extension Agreement, including the terms and conditions thereof;

Between: M.V.A, Inc., a corporation. and The City of Mt. Vernon
 Recording Date: August 22, 2001
 Recording No.: 200108220046
 Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: July 1, 2005
 Recording No.: 200507010181

9. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;

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

10. Mitigation Agreement, including the terms and conditions thereof;

Between: Sedro-Woolley School District No. 101, and MVA, Inc.
 Recording Date: July 27, 2001
 Recording No.: 200107270077
 Affects: Said plat and other property

11. Development Agreement, including the terms and conditions thereof;

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

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

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

EXHIBIT "A"Exceptions
(continued)

Affects: Said plat and other property

Said document was amended by document recorded on June 3, 2002 under recording number 200206030153.

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

Recording Date: March 1, 2005
 Recording No.: 200503010068
 In favor of: Puget Sound Power & Light Company, a Washington corporation
 Regarding: Electric transmission and/or distribution line
 Affects: Said plat and other property

14. 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 Survey:

Recording No: 200506080122

15. Terms and conditions of the Master Plan;

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

16. Agreement, including the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successor or assigns
 Recording Date: October 7, 2005
 Recording No.: 200510070093
 Regarding: Water Service Contract

17. 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 instruments:

Recording No.: 200607250099

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200806040066
Recording No.: 200810160044

18. 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 Nos.: 200511020084
Recording No.: 200604060049
Recording No.: 200605230087
Recording No.: 200605250083
Recording No.: 200608100126
Recording No.: 200605260149
Recording No.: 200605260150
Recording No.: 200608070191
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

19. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recording Date: August 17, 2005
Recording No.: 200508170115
Executed by: Skagit Highlands, LLC, a Washington limited liability company

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

Recording Date: September 20, 2006
Recording No.: 200609200081

EXHIBIT "A"Exceptions
(continued)

Regarding: Sanitary sewage and storm drainage facilities
Affects: A strip across said premises

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

Recording Date: March 19, 2007
Recording No.: 200703190207
In favor of: Puget Sound Power & Light Company
Regarding: Electric transmission and/or distribution line

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

Recording Date: March 29, 2007
Recording No.: 200703290063
For: Waterline

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

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

25. 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."

26. Assessments, if any, levied by Skagit Highlands Community Association.

EXHIBIT "A"

Exceptions
(continued)

27. Assessments, if any, levied by the City of Mount Vernon.
28. City, county or local improvement district assessments, if any.