202606300015
06/30/2026 09:55 AM Pages: 1 of 9 Fees: $311.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
William Lawrence Hensey and Jessica Lynn Hensey
5547 Timberridge Dr
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262039
Jun 30 2026
Amount Paid $11947.20
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
620061930

Escrow No.: 620061930

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald O Burke and Becky L Burke, 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 William Lawrence Hensey and Jessica Lynn Hensey, husband and wife

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

LOT 70, 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): P127172/4948-000-070-0000

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: June 24th 2026

Ronald O. Burke
Ronald O Burke

Becky L. Burke
Becky L Burke

State of Washington
County of Skagit

This record was acknowledged before me on June 24, 2026 by Ronald O Burke and Becky L Burke.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

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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 Skagit Highlands Division V (Phase 2):

   Recording No: 200801170047

2. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 Deeds, page 532.
   Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

3. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under Recording No. 9203270092
   Recording No. 9303110069
   Recording No. 9308060022
   Recording No. 9309210028.
   Affects: Said Plat and other property

4. Restriction contained in instrument recorded December 14, 1912 under Recording No. 94380, as follows:

   That no saloon shall ever be located or established upon the lands herein described.
   Affects: Said Plat and other property

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

Recorded:	September 27, 1960
Recording No.:	599210, records of Skagit County, Washington
In favor of:	Puget Sound Power & Light Company, a Massachusetts corporation
For:	Electric transmission and/or distribution line, together with necessary appurtenances
Affects:	Said Plat and other property

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

Recorded:	September 23, 1980
Recording No.:	8009230001, records of Skagit County, Washington
In favor of:	Puget Sound Power & Light Company, a Washington corporation
For:	Electric transmission and/or distribution line, together with necessary appurtenances
Affects:	A portion of Lot 7, not specifically located on record

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EXHIBIT "A"

Exceptions
(continued)

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

Recorded:	June 8, 1988
Recording No.:	8806080008, records of Skagit County, Washington
For:	Construct, maintain and operation of drainage facilities
Affects:	Said Plat and other property

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

By:	M.V.A, Inc., a corporation
And Between:	The City of Mt. Vernon
Recorded:	August 22, 2001
Recording No.	200108220046, records of Skagit County, Washington
Affects:	Said plat and other property

AMENDED by instrument(s):

Recorded:	July 1, 2005
Recording No.:	200507010181, records of Skagit County, Washington

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

By:	Georgia Schopf, as her separate estate
And Between:	MVA, Inc., a Washington corporation
Recorded:	July 27, 2001
Recording No.	200107270065, records of Skagit County, Washington
Affects:	Said plat and other property

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

By:	Sedro-Woolley School District No. 101
And Between:	MVA, Inc.
Recorded:	July 27, 2001
Recording No.	200107270077, records of Skagit County, Washington
Affects:	Said plat and other property

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

By:	The City of Mt. Vernon
And Between:	MVA, Inc., a Washington corporation
Recorded:	June 21, 2001
Recording No.	200106210002, records of Skagit County, Washington
Providing:	Said plat and other property

12. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Recording No. 200205230079.
Affects: Said plat and other property

AMENDED by instrument(s):

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EXHIBIT "A"

Exceptions
(continued)

Recorded: June 3, 2002
Recording No.: 200206030153, records of Skagit County, Washington

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

Recorded: March 1, 2005
Recording No.: 200503010068, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said plat and other property

14. 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 Survey:

Recording No: 200506080122

15. Terms and conditions of the Master Plan;

Recorded: July 1, 2005
Recording No.: 200507010182, records of Skagit County, Washington
Affects: Said plat and other property

16. Agreement, including the terms and conditions thereof; entered into;

By: Public Utility District No. 1 of Skagit County
And Between: Skagit Highlands, LLC, or its successor or assigns
Recorded: October 7, 2005
Recording No. 200510070093, records of Skagit County, Washington
Providing: Water Service Contract

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

Recorded: August 17, 2005
Recording No. 200508170113, records of Skagit County, Washington
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):
Recorded: July 25, 2006; June 4, 2008; October 16, 2008
Recording No.: 200607250099
Recording No.: 200806040066
Recording No.: 200810160044, records of Skagit County, Washington

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EXHIBIT "A"

Exceptions
(continued)

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;
Recorded: August 17, 2005
Recording No.: 200508170114, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):
Recorded: November 2, 2005; April 6, 2006, May 23, 2006; May 25, 2006; May 26, 2006; August 7, 2006; August 10, 2006; August 25, 2006; December 21, 2006; June 4, 2008; October 16, 2008; February 5, 2009; October 21, 2015; October 26, 2015; December 16, 2015
Recording No.: 200511020084
Recording No.: 200604060049
Recording No.: 200605230087
Recording No.: 200605250083
Recording No.: 200605260149
Recording No.: 200605260150
Recording No.: 200608070191
Recording No.: 200608100126
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 records of Skagit County, Washington

19. 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: Skagit Highland Homeowners Association
Recording Date: August 17, 2005
Recording No.: 200508170114

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

Recorded: August 17, 2005

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EXHIBIT "A"

Exceptions
(continued)

Recording No. 200508170115, records of Skagit County, Washington
Executed by: Skagit Highlands, LLC, a Washington limited liability company'

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

Recorded: September 20, 2006
Recording No.: 200609200081, records of Skagit County, Washington
For: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities
Affects: A strip across said premises

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

Recorded: March 19, 2007
Recording No.: 200703190207, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee

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

Recorded: March 29, 2007
Recording No.: 200703290063, records of Skagit County, Washington
For: Waterline
Affects: Tract AU1

24. 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.

EXHIBIT "A"

Exceptions
(continued)

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."

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

26. Assessments, if any, levied by Mt Vernon.

27. City, county or local improvement district assessments, if any.

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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 05/21/26

between William Lawrence Hensey (Buyer) Jessica Lynn Hensey (Buyer) ("Buyer")

and Ronald Burke (Seller) Becky Burke (Seller) ("Seller")

concerning 5547 Timberridge Dr (Address) Mount Vernon (City) WA (State) 98273 (Zip) (the "Property")

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.

Authentisign
William Lawrence Hensey — 05/21/26
Buyer — Date

Ronald Burke — 4/17/26
Seller — Date

Authentisign
Jessica Lynn Hensey — 05/21/26
Buyer — Date

Becky Burke — 4-17-26
Seller — Date