

When recorded return to:
Samuel Bigelow and Cynthia Bigelow
5670 Swift Creek Dr
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262164
Jul 10 2026
Amount Paid \$7989.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Escrow No.: 245480269

Chicago Title
620062123

STATUTORY WARRANTY DEED

THE GRANTOR(S) Renee P. Shelly who aquired title as Renee P. Umphrey and Adam C. Shelly, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Samuel Bigelow and Cynthia Bigelow, a married couple

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

LOT 116, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2)," AS PER PLAT 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): P127218, 4948-000-116-0000

Subject to:

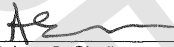
See Attached Exhibit "A"

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."

STATUTORY WARRANTY DEED
(continued)Dated: 7-3-26

Renee P. Shelly

Adam C. ShellyState of Washington
County of SkaaitThis record was acknowledged before me on 7-3-26 by Renee P. Shelly and Adam C. Shelly.

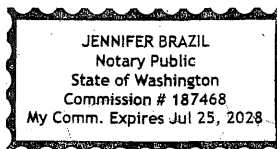
(Signature of notary public)Notary Public in and for the State of WA
My commission expires: 7-25-28

Exhibit "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: from W.M. Lindsey and Emma S. Lindsey, husband and wife
Recording Date: March 30, 1903
Recording No.: Volume 49, Page 532

NOTE: This exception does not include present ownership of the above mineral rights.

2. Reservations and recitals contained in the Deed as set forth below and the terms and conditions thereof:

Recording Date: December 14, 1912
Recording No.: 94380

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

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 27, 1960
Recording No.: 599210
Affects: Said plat and other property

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 & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 23, 1980
Recording No.: 8009230001
Affects: A portion of Lot 7, not specifically located on record

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

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

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

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

7. City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 and the terms and conditions thereof:

Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028

8. Development Agreement and the terms and conditions thereof:

Executed by: The City of Mt. Vernon and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002

9. Storm Drainage Release Easement Agreement and the terms and conditions thereof:

Executed by: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation
Recording Date: July 27, 2001

Exhibit "A"
Exceptions

Recording No.: 200107270065

10. Mitigation Agreement and the terms and conditions thereof:

Executed by: Sedro-Woolley School District No. 101 and MVA, Inc.
Recording Date: July 27, 2001
Recording No.: 200107270077

11. Developer Extension Agreement and the terms and conditions thereof:

Executed by: M.V.A, Inc., a corporation and The City of Mt. Vernon
Recording Date: August 22, 2001
Recording No.: 200108220046

The Amendment for the above mentioned Agreement is recorded under Recording No. 200507010181.

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

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

Amended by Instrument:

Recorded: June 3, 2002
Recording No. 200206030153

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

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

15. 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

16. Master Plan and the terms and conditions thereof:

Recorded: July 1, 2005
Recording No.: 200507010182

17. Declaration of Easements and Covenant to Share Costs for Skagit Highlands and the terms and conditions thereof;

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

Modification(s) of said instrument:

Exhibit "A"
Exceptions

Recording Date: July 25, 2006
Recording No.: 200607250099

Modification(s) of said instrument:

Recording Date: June 4, 2008
Recording No.: 200806040066

Modification(s) of said instrument:

Recording Date: October 16, 2008
Recording No.: 200810160044

18. 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: August 17, 2005
Recording No.: 200508170114

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 2005
Recording No.: 200511020084

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 6, 2006
Recording No.: 200604060049

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 23, 2006
Recording No.: 200605230087

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 2006
Recording No.: 200605250083

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 26, 2006
Recording No.: 200605260149

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 26, 2006
Recording No.: 200605260150

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 7, 2006
Recording No.: 200608070191

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2006
Recording No.: 200608100126

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 25, 2006
Recording No.: 200608250117

Exhibit "A"
Exceptions

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2006
Recording No.: 200612210068

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 4, 2008
Recording No.: 200806040066

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 2008
Recording No.: 200810160044

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 5, 2009
Recording No.: 200902050087

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015
Recording No.: 201510210021

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015
Recording No.: 201510210022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015
Recording No.: 201510260101

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015
Recording No.: 201510260102

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2015
Recording No.: 201512160015

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2017
Recording No.: 201708100003

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. 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: August 17, 2005
Recording No.: 200508170115

Exhibit "A"
Exceptions

21. Agreement and the terms and conditions thereof:

Executed by: 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

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

Purpose: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities

Recording Date: September 20, 2006

Recording No.: 200609200081

Affects: A strip across said premises

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

Granted to: Puget Sound Power & Light Company, a Washington corporation

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: March 19, 2007

Recording No.: 200703190207

Affects: Portion of said premises

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

Purpose: Waterline

Recording Date: March 29, 2007

Recording No.: 200703290063

Affects: Tract AU1

25. 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 Skagit Highlands Division V (Phase 2):

Recording No: 200801170047

26. Declaration of Lien Rights and the terms and conditions thereof:

Recording Date: May 13, 2010

Recording No.: 201005130083

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