

When recorded return to:
Janica J. White
5449 Emerald Court
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262273
Jul 17 2026
Amount Paid \$8245.00
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

Escrow No.: 620061945

CHICAGO TITLE

620061945

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marissa Fontaine and Gary Don Fontaine, Jr., 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 Janica J. White, an unmarried person

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 188, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1), REC. NO. 200612210067

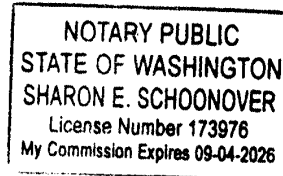
Tax Parcel Number(s): P125400 / 4915-000-188-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July 17 2026[Signature]
Marissa Fontaine[Signature]
Gary Don Fontaine, Jr.State of Washington
County of SnohomishThis record was acknowledged before me on 7/16/2026 by Marissa Fontaine and Gary Don Fontaine, Jr.[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-4-26

State of Washington

County of Snohomish

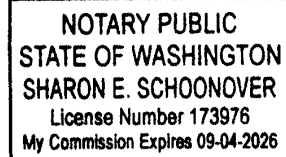
This record was acknowledged before me on July 17 2026 by

Cory Den Fontaine Jr

Sharon E. Schoonover

(Signature of notary public)

Sharon E. Schoonover



Notary Public in and for the State of Washington

My commission expires: 09/04/2026

Attached to: Statutory Warranty Deed

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125400 / 4915-000-188-0000

LOT 188, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1), ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 21, 2006 UNDER RECORDING NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: March 30, 1903
Recording No.: Volume 49, Page 532

No determination has been made as to the current ownership or other matters affecting said reservations.

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

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

3. Ordinance No. 2483 and the terms and conditions thereof:

Recording Date: March 27, 1992
Recording No.: 9203270092

Said Ordinance No. 2483 was corrected for inadvertent Scrivener's Error in Ordinance No. 2532 recorded on March 11, 1993 under Recording No. 9303110069.

4. Ordinance No. 2546 and the terms and conditions thereof:

Recording Date: August 6, 1993
Recording No.: 9308060022

Said Ordinance No. 2546 was corrected for Scrivener's Error in Ordinance No. 2550 recorded on September 21, 1993 under Recording No. 9309210028.

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 27, 1960
Recording No.: 599210

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 23, 1980
Recording No.: 8009230001

EXHIBIT "B"

Exceptions
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Drainage
Recording Date: June 8, 1988
Recording No.: 8806080008
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):
- Recording Date: 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. 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
11. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof,
- Recording Date: May 23, 2002
Recording No.: 200205230079
- Affects: Said plat and other property
- AMENDED by instrument(s):
- Recording Date: June 3, 2002
Recording No.: 200206030153

EXHIBIT "B"Exceptions
(continued)

12. 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
 Recording Date: March 1, 2005
 Recording No.: 200503010068
 Affects: Portion of said premises
13. 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
14. Master Plan and the terms and conditions thereof:
- Recording Date: July 1, 2005
 Recording No.: 200507010182
 Affects: Said plat and other property
15. 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
 Providing: Water Service Contract
16. 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 instrument(s):
- Recording No.: 200607250099
 Recording No.: 200806040066
 Recording No.: 200810160044
17. 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,

EXHIBIT "B"Exceptions
(continued)

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

AMENDED by instrument(s):

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT "B"Exceptions
(continued)

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

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

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

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.: 200508170115

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

Purpose: Sanitary sewage and storm drainage facilities
Recording Date: September 20, 2006
Recording No.: 200609200081
Affects: A strip across said premises

20. 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 1):

Recording No: 200612210067

21. 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
Recording Date: March 19, 2007
Recording No.: 200703190207
Affects: Portion of said premises

EXHIBIT "B"Exceptions
(continued)

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-----------------|----------------|
| Purpose: | Waterline |
| Recording Date: | March 29, 2007 |
| Recording No.: | 200703290063 |
| Affects: | Tract AU1 |
23. Declaration of Lien Rights and the terms and conditions thereof:
- | | |
|-----------------|----------------|
| Recording Date: | April 29, 2008 |
| Recording No.: | 200804290150 |
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.
- 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.