202607240116
07/24/2026 11:17 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Keith Piccirilli and Melissa Piccirilli
914 South 28th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262356
Jul 24 2026
Amount Paid $8405.00
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title
620061916

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Parker, an unmarried person

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Keith Piccirilli and Melissa Piccirilli, a married couple

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

LOT 72, PARTINGTON PLACE DIVISION 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 56 AND 57, 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): P102225 / 4591-000-072-0001

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: 07/22/2026

Mary Parker
Mary Parker

State of Texas

County of Denton

This record was acknowledged before me on 07/22/2026 by Mary Parker.

(Signature of notary public)
Notary Public in and for the State of Texas
My appointment expires: 06/06/2028

Kemberly Ishuara Corado
ID NUMBER
134935855
COMMISSION EXPIRES
June 6, 2028

Electronically signed and notarized online using the Proof platform.

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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 PARTINGTON PLACE DIVISION 1:

   Recording No: 9108070007

2. 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: September 13, 1991
   Recording No.: 9109130093

3. 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: December 12, 1992
   Recording No.: 9112120049

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

   Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system together with the right to remove brush trees and landscaping which may constitute a danger to said lines
   Recording Date: April 15, 1991
   Recording No.: 9104150079
   Affects: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat

5. 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

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EXHIBIT "A"

Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PARTINGTON PLACE DIVISION 3:

Recording No: 9209100066

6. 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."

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

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

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