

When recorded return to:

Patrick Anthony Quinlan and Kelsey Nicole Quinlan
13448 Bridgeview Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262553

Aug 10 2026

Amount Paid \$17892.40
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
620062814

Escrow No.: 620062814

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harold R. McHarg and Janis Headding-McHarg, 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 Patrick Anthony Quinlan and Kelsey Nicole Quinlan, a married
couple

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.)

PTN LT 13, "FINAL PLAT OF BRIDGEWATER ESTATES, PH I"

Tax Parcel Number(s): P105635/4626-000-013-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: August 06, 2026

Harold R. McHarg

Janis Headding-McHargState of WashingtonCounty of SkagitThis record was acknowledged before me on August 06, 2026 by Harold R. McHarg
and Janis Headding-McHarg.

(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 06/29/2027

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P105635/4626-000-013-0002

LOT 13, "FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 174 AND 175, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13, "FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 174 AND 175, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 89°40'37" WEST ON THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 145.85 FEET;

THENCE NORTH 00°25'35" EAST A DISTANCE OF 5.07 FEET, MORE OR LESS, TO THE EXISTING FENCE;

THENCE SOUTH 89°11'32" EAST ALONG SAID FENCE A DISTANCE OF 145.85 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 13;

THENCE SOUTH 00°25'35" WEST A DISTANCE OF 3.80 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Agreement and the terms and conditions thereof:

Executed by: Edward M. Weidenbach and Lillian Weidenbach and William D. Frans and Janice J. Frans, et al
Recording Date: February 15, 1983
Recording No.: 8302150021
2. 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
Recording Date: October 15, 1992
Recording No.: 9210150102
Affects: As described
3. Terms and conditions of Skagit County Preliminary Plat Approval No. PPT 92002 for Bridgewater Estates, and the terms and conditions thereof:

Recording Date: August 4, 1992
Recording No.: 9208040027
4. 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 Survey:

Recording No: 9210190089
5. Agreement and the terms and conditions thereof:

Executed by: King's Men Construction, Inc., a Washington corporation and Drainage District No. 8
Recording Date: April 19, 1994
Recording No.: 9404190099

Said instrument is a Re-Recording of Recording No. 9404060081
6. 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

EXHIBIT "B"Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Bridgewater Estates:

Recording No: 9405240117

7. 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 26, 1994
Recording No.: 9408260106

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 2, 2015
Recording No.: 201506020101

8. 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: King's Men Construction, Inc., a Washington State
Recording Date: August 26, 1994
Recording No.: 9408260106

9. By-Laws for Bridgewater Estate Homeowners Association and the terms and conditions thereof:

Recording Date: August 26, 1994
Recording No.: 9408260104

Amended and Restated Bylaws

Recording Date: June 2, 2015
Recording No.: 201506020102

10. Articles of Incorporation of Bridgewater Estates Homeowners Association and the terms and conditions thereof:

Recording Date: August 26, 1994
Recording No.: 9408260105

EXHIBIT "B"Exceptions
(continued)

11. Skagit County Findings of Fact and the terms and conditions thereof:
Recording Date: July 11, 1995
Recording No.: 9507110040
12. Skagit County Findings of Fact and the terms and conditions thereof:
Recording Date: July 25, 1995
Recording No.: 9507250029
13. Maintenance Agreement and the terms and conditions thereof:
Recording Date: February 5, 1998
Recording No.: 9802050082
14. Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems and the terms and conditions thereof:
Recording Date: February 10, 2026
Recording No.: 202602100041
15. 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."
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. City, county or local improvement district assessments, if any.

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 July 9, 2026
between Patrick Anthony Quinlan Kelsey Nicole Quinlan ("Buyer")
Buyer Buyer
and Harold R McHarg Janis L Headding McHarg ("Seller")
Seller Seller
concerning 13448 Bridgeview Way Mount Vernon WA 98273 (the "Property")
Address City State Zip

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.

Authentication
Patrick Anthony Quinlan 07/09/26
Buyer Date
Authentication
Kelsey Nicole Quinlan 07/09/26
Buyer Date

Adm 6-30-26
Seller Date
Janis L H McHarg 6/30/26
Seller Date