

When recorded return to:

Nicole Silverman and Noah Silverman
4254 Jazz Lane
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263278

Oct 02 2026

Amount Paid \$8850.00
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

Chicago Title
620063195

Escrow No.: 620063195

STATUTORY WARRANTY DEED

THE GRANTOR(S) Emily Poe and Michael Ferrigno, 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 Nicole Silverman and Noah Silverman, a married couple

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

LOT 43, PLAT OF SKAGIT HIGHLANDS DIVISION 3, ACCORDING TO THE PLAT THEREOF
RECORDED UNDER AUDITOR'S FILE NO. 200605150163, 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): P124576 / 4892-000-043-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

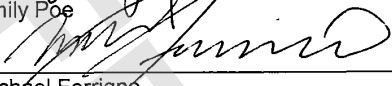
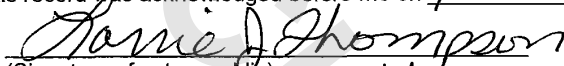
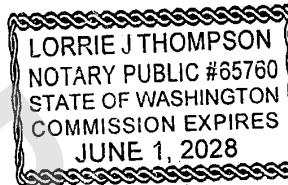
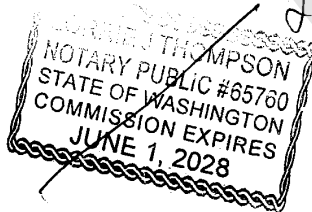
Dated: 01 OCT 2026
Emily Poe
Michael FerrignoState of Washington
County of SKagitThis record was acknowledged before me on 10-1-2026 by Emily Poe and Michael Ferrigno.
(Signature of notary public)Notary Public in and for the State of Washington
My commission expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.
2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550 as recorded under
Recording No. 9203270092
Recording No. 9303110069
Recording No. 9308060022
Recording No. 9309210028
3. Pre-Annexation Agreement and the terms and conditions thereof;
Between: City of Mount Vernon
And: Mount Vernon Association, Inc.
Recorded: March 27, 1992
Recording No.: 9203270093
4. Development Agreement and the terms and conditions thereof;
Between: The City of Mount Vernon
And: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Recording No.: 200106210002

Modified by instrument;

Recorded: July 1, 2005
Recording No.: 200507010182
5. Storm Drainage Release Easement Agreement and the terms and conditions thereof;
Between: Georgia Schopf, as her separate estate
And: MVA, Inc., a Washington corporation
Dated: July 20, 2001
Recorded: July 27, 2001
Recording No.: 200107270065
6. Mitigation Agreement and the terms and conditions thereof;
Between: City of Sedro Woolley School District No. 101
And: MVA Inc., a Washington corporation
Dated: July 5, 2001
Recorded: July 27, 2001
Recording No.: 200107270077

EXHIBIT "A"Exceptions
(continued)

7. Developer Extension Agreement and the terms and conditions thereof;

Between: M.C.A. Inc., a corporation
And: the City of Mount Vernon
Dated: July 27, 2001
Recorded: August 22, 2001
Recording No.: 200108220046

Amended by instrument;

Recorded: July 1, 2005
Recording No.: 200507010181

8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Recording No.: 200205230079, records of Skagit County, Washington.

Amended by instrument;

Recorded: June 3, 2002
Recording No.: 200206030153

9. 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

10. Early Entry Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: October 21, 2004
Recorded: November 1, 2004
Recording No.: 200411010178

11. Memorandum of Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: Not disclosed
Recorded: November 1, 2004
Recording No.: 200411010179

EXHIBIT "A"

Exceptions
(continued)

12. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: March 1, 2005
 Recording No.: 200503010068
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
13. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;
- Recorded: August 17, 2005
 Recording No.: 200508170113
 Executed By: Skagit Highlands, LLC, a Washington limited liability company
- Amended by instrument(s);
- Recorded: July 25, 2006
 Recording No.: 200607250099
14. 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
- Recorded: August 17, 2005
 Recording No.: 200508170114
- Partial Assignment of Declarant's Rights;
 Recorded: May 26, 2006
 Recording No.: 200605260149
- AMENDED by instrument(s):
- Recording No.: 200604060049
 Recording No.: 200605230088
 Recording No.: 200605260150
 Recording No.: 200608250117
 Recording No.: 200612210068
 Recording No.: 200806040066
 Recording No.: 200902050087
 Recording No.: 201510210021
 Recording No.: 201510210022
 Recording No.: 201510260102

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201510260101
Recording No.: 201512160015
Recording No.: 201708100003

15. Liens and charges as set forth in the above mentioned declaration,

Payable to: Skagit Highlands Homeowners Association, a Washington nonprofit corporation

16. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;

Recorded: August 17, 2005
Recording No.: 200508170115
Executed By: Skagit Highlands, LLC, a Washington limited liability company

17. Terms and conditions of the Master Plan Agreement;

Recorded: July 1, 2005
Recording No.: 200507010182

18. Water Service Contract Agreement and the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County
And: Skagit Highlands, LLC or its successors or assigns
Recorded: October 7, 2005
Recording No.: 200510070093
Regarding: Water service contract

19. 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 NO. 3:

Recording No: 200605150163

20. 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

EXHIBIT "A"Exceptions
(continued)

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."

21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. City, county or local improvement district assessments, if any.
23. Assessments, if any, levied by Mt Vernon.