

When recorded return to:
Northwest Premier Homes, LLC
17146 Britt Road
Mount Vernon, WA 98273



201205140150
Skagit County Auditor

5/14/2012 Page 1 of 5 4:09PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015554

CHICAGO TITLE

620015554

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cedar Heights, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Northwest Premier Homes, LLC, a Washington limited liability
company

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.)

Lot(s): LOTS 34, 35, 45 & 72 DIGBY HEIGHTS PH 1, LOTS 59 & 60, DIGBY HEIGHTS PH. 2,
LOTS 93 & 131 DIGBY HEIGHTS PH. 3

Tax Parcel Number(s): P128474, P128475, P128485, P128488, P130942, P130943, P130956,
~~P-130944~~ P-130944, 4984-000-034-0000, 4984-000-035-0000, 4984-000-045-0000,
4984-000-072-0000, 6001-000-000-0059, 6001-000-000-0060,
6002-000-000-0093, 6002-000-000-0131

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: May 11, 2012

Cedar Heights, LLC

BY: Joe Woodmansee Member

BY: Kim Woodmansee Member
Kim Woodmansee, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121360

MAY 14 2012

Amount Paid \$ 7125.⁰⁰
Skagit Co. Treasurer
By hdm Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that JOE WOODMAN SEE AND
KIM WOODMAN SEE

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/~~they~~)
signed this instrument, on oath stated that (he/she/~~they~~) was authorized to execute the instrument and
acknowledged it as the Member of Cedar Heights, LLC to be the free and voluntary act of such party
for the uses and purposes mentioned in the instrument.

Dated: May 11 2012

MARCIE K. PALECK

Marcie Paleck
Name: _____
Notary Public in and for the State of WASHINGTON
Residing at: Mount Vernon
My appointment expires: October 15 2012



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128474, P128475, P128485, P128488, P130942, P130943, P130956,
P-130994 ~~P130994~~, 4984-000-034-0000, 4984-000-035-0000, 4984-000-045-0000,
4984-000-072-0000, 6001-000-000-0059, 6001-000-000-0060,
6002-000-000-0093 and 6002-000-000-0131

PARCEL A:

Lots 34, 35, 45 and 72 DIGBY HEIGHTS PHASE 1, according to the plat thereof, recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

Lots 59 and 60, DIGBY HEIGHTS PHASE II, according to the plat thereof, recorded September 19, 2011, under Auditor's File No. 201109190087, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL C:

Lots 93 and 131, DIGBY HEIGHTS PHASE III, according to the plat thereof, recorded September 19, 2011, under Auditor's File No. 201109190088, records of Skagit County, Washington.

Situated in Skagit County, Washington

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201205140150
Skagit County Auditor

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 MOUNT VERNON SHORT PLAT NO. MV-12-94:

Recording No: 9411070053

2. Exceptions and reservations as contained in instrument;
Recorded: April 17, 1902
Auditor's No.: 39602, records of Skagit County, Washington
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
As Follows: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same
3. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon, a Municipal corporation of the State of Washington
And Between: Public Utility District No. 1, Skagit County, a Municipal corporation
Recorded: November 29, 1994
Auditor's No.: 9411290004, records of Skagit County, Washington
Providing: Formation of L.I.D. to improve streets
4. Terms, conditions, and restrictions of that instrument entitled City of Mount Vernon Ordinance No. 2829;
Recorded: March 5, 1998
Auditor's No(s): 9803050022, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 1, 2008
Auditor's No(s): 200812010104, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.
6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: April 15, 2009
Auditor's No(s): 200904150064, records of Skagit County, Washington
Executed by: Cedar Heights LLC, a Washington limited liability company
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 DIGBY HEIGHTS, PHASE 1:

Recording No: 200904150063

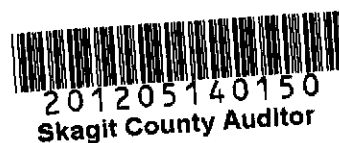


EXHIBIT "B"
Exceptions

8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 23, 2009
Auditor's No(s): 200902230143, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
9. Encroachment of a fence onto the Westerly portion of Tract "X" and onto the Northerly portion of Tract "Y", as delineated on the face of page 4 of a survey recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: April 15, 2009
Auditor's No(s): 200904150064, records of Skagit County, Washington
Imposed By: Cedar Heights, LLC
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Future lot owners
Purpose: Private storm drainage and Mailbox easement
Recording Date: February 4, 2011
Recording No.: 201102040092
12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 DIGBY HEIGHTS PHASE II:

Recording No: 201109190087
13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 DIGBY HEIGHTS PHASE III:

Recording No: 201109190088
14. Assessments, if any, levied by City of Mount Vernon.
15. Assessments, if any, levied by Digby Heights Owner's Association.
16. City, county or local improvement district assessments, if any.

