



201307180110

Skagit County Auditor \$73.00  
7/18/2013 Page 1 of 2 3:48PM

When recorded return to:

MANJIT SINGH and BALJINDER KAUR  
301 BARRY LOOP  
MOUNT VERNON, WA 98274

### CHICAGO TITLE

### STATUTORY WARRANTY DEED

Escrow No.: 20101  
Title Order No.: 620018271 ✓

THE GRANTOR(S)

BURTON HOMES, INC., A Washington Corporation who acquired title as Encore Homes, Inc., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

MANJIT SINGH and BALJINDER KAUR, Husband and Wife

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

LOT 39, DIGBY HEIGHTS PH 1, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 15, 2009, UNDER AUDITOR'S FILE NO. 200904150063, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 49840000390000/P128479

SUBJECT TO: See "Exhibit A" attached hereto and made a part hereof.

Dated: JULY 16, 2013

BURTON HOMES, INC., A Washington Corporation who acquired title as Encore Homes, Inc., A Washington Corporation

BY: *Matthew D. Johnson*  
MATTHEW D. JOHNSON, Authorized Signatore

STATE OF Washington ) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MATTHEW D. JOHNSON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Authorized Signatore of BURTON HOMES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 17th day of July, 2013  
*Candace A. Rummelhart*

CANDACE A. RUMMELHART  
Notary Public in and for the State of Washington  
residing at LAKE STEVENS  
My Commission Expires: 12/07/13

CANDACE A. RUMMELHART  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
DECEMBER 7, 2013

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132827

JUL 18 2013

Amount Paid \$ 5167.00  
By *klc* Skagit Co. Treasurer Deputy

EXHIBIT A

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  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: April 13, 2012  
Recording No.: 201204130158
  
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
  
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. 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
  
10. 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

