



201501140060

Skagit County Auditor

\$74.00

1/14/2015 Page

1 of

3 1:30PM

When recorded return to:

DALE R. TODD II and ANNA M. TODD  
108 LEANN STREET  
MOUNT VERNON, WA 98274

### CHICAGO TITLE

### STATUTORY WARRANTY DEED

Escrow No.: 20803

Title Order No.: 620022867 ✓

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

DALE R. TODD II and ANNA M. TODD, a married couple

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

LOT 143, 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): 4984-000-143-0000

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

Dated: JANUARY 6, 2015

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

BY: Marie English  
MARIE ENGLISH, Manager

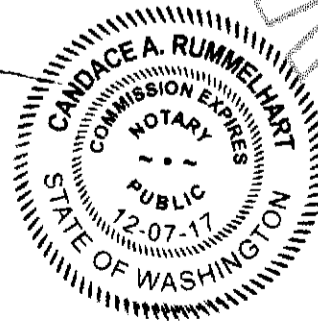
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015132  
JAN 14 2015

STATE OF Washington )  
 ) ss.  
COUNTY OF Snohomish

Amount Paid \$ 5,166.82  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that MARIE ENGLISH 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 Manager of BURTON HOMES,  
INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this  
instrument.

Dated 9th day of January, 2015  
Candace A. Rummelhart  
CANDACE A. RUMMELHART  
Notary Public in and for the State of Washington  
residing at LAKE STEVENS  
My Commission Expires: 12/07/17



**EXHIBIT "A"**

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

Exceptions and reservations as contained in instrument;

Recorded: April 17, 1902  
Auditor's No.: 89602, 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

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

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

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.

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

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 DISBY HEIGHTS, PHASE 1;

Recording No.: 200904150063

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



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

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

Notice of Assignment of Declarant Rights

Recording Date: October 17, 2013

Recording No.: 201310170106



201501140060

Skagit County Auditor

\$74.00

1/14/2015 Page

3 of

3

1:30PM