

When recorded return to:
Luis Gonzalez Jimenez
341 Barry Loop
Mount Vernon, WA 98274



Skagit County Auditor \$77.00
5/31/2016 Page 1 of 5 1:53PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026988

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2180
MAY 31 2016

Amount Paid \$ 5487.40
Skagit Co. Treasurer
By *Mdm* Deputy

CHICAGO TITLE

620026988

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jorge L. Salgado, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Luis Gonzalez Jimenez, an unmarried person and Erica Olivera, an unmarried person

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

Lot 46, 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

Abbreviated Legal: (Required if full legal not inserted above.)


Tax Parcel Number(s): P128486 / 4984-000-046-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 19, 2016

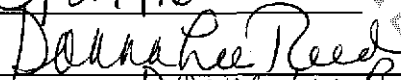


Jorge L. Salgado

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jorge L. Salgado are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/27/16



Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayville, WA
My appointment expires: 10/1/2019

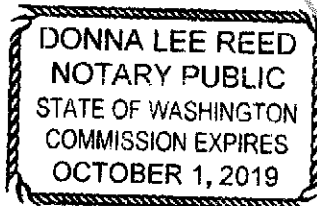


EXHIBIT "A"
Exceptions

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.

EXHIBIT "A"

Exceptions
(continued)

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

EXHIBIT "A"
Exceptions
(continued)

11. Right to Farm Disclosure

Recording Date: June 28, 2013
Recording No.: 201306280163

12. Assessments, if any, levied by City of Mount Vernon.

13. Assessments, if any, levied by Digby Heights Owner's Association.

14. City, county or local improvement district assessments, if any.