

When recorded return to:
Jonathan A. Garcia and Hannah R. Garcia
310 Jeff Street
Mount Vernon, WA 98274



Skagit County Auditor \$75.00
10/14/2016 Page 1 of 3 3:21PM

Recorded at the request of:
Guardian Northwest Title
File Number: A112495

Statutory Warranty Deed

A 112495

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Wade A. Earnest and Amy N. Earnest, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jonathan A. Garcia and Hannah R. Garcia, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 120, Digby Heights Phase III
Tax Parcel Number(s): P130983, 6002-000-000-0120

Lot 120, 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.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 10/11/2016

Wade A. Earnest
Wade A. Earnest

Amy N. Earnest
Amy N. Earnest

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164714

OCT 14 2016

Amount Paid \$ 427.00
Skagit Co. Treasurer
By MM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Wade A. Earnest and Amy N. Earnest, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-12-16

Vicki L. Hoffman

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

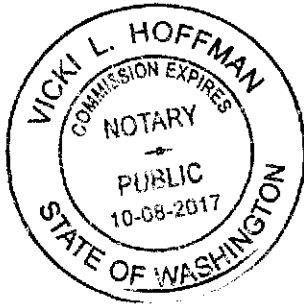


EXHIBIT A

EXCEPTIONS:

A. Reservation of minerals, as contained in Deed from W.M. Lindsey, ET UX, recorded on April 17, 1902 as Auditor's File No. 39602 (Volume 44 of Deeds, page 499).

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. MV-12-94
Recorded: November 7, 1994
Auditor's No.: 9411070053

C. TERMS AND CONDITIONS OF POWER OF ATTORNEY AND AGREEMENT REGARDING FORMATION OF LOCAL IMPROVEMENT DISTRICT:

Dated: October 31, 1994
Recorded: November 29, 1994
Auditor's No.: 9411290004

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co
Dated: November 20, 2008
Recorded: December 1, 2008
Auditor's No.: 200812010104
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 13, 2009
Recorded: February 23, 2009
Auditor's No.: 200902230143
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Digby Heights, Phase 1
Recorded: April 15, 2009
Auditor's No.: 200904150063

G. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 1, 2009
Recorded: April 15, 2009
Auditor's No.: 200904150064
Executed By: Cedar Heights, LLC

Said instrument was modified by instrument recorded April 13, 2012, under Auditor's File No. 201204130158.

NOTICE OF ASSIGNMENT OF DECLARANT RIGHTS

Recorded: October 17, 2013
Auditor's No.: 201310170106
To: Burton Homes, Inc.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Future Owners of Lots within Plat
Recorded: February 4, 2011
Auditor's No.: 201102040092
Purpose: Private drainage and mailboxes

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Digby Heights Phase II
Recorded: September 19, 2011
Auditor's No.: 201109190087

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Digby Heights Phase III
Recorded: September 19, 2011
Auditor's No.: 201109190088

K. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: September 15, 2014
Auditor's No.: 201409150088
Regarding: Skagit County Right to Farm Disclosure

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.