

When recorded return to:

Mr. and Mrs. Joel L. Ayala  
198 Leann Street  
Mount Vernon, WA 98274



201610210092

Skagit County Auditor \$76.00  
10/21/2016 Page 1 of 4 11:32AM

Filed for Record at Request of  
Curtis And Casteel Law Group, PLLC  
Escrow Number: C1600754JB

**CHICAGO TITLE** Statutory Warranty Deed  
020024918

THE GRANTORS Dale R. Todd, II and Anna M. Todd, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joel L. Ayala and Maryann G. Lozano, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot(s): 143 Digby Heights Phase I

Tax Parcel Number(s): P128517 / 4984-000-143-0000

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.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated October 19, 2016

Dale R. Todd II  
Dale R. Todd, II

Anna M. Todd  
Anna M. Todd

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20164807  
OCT 21 2016

STATE OF Washington  
COUNTY OF Anconitis

Amount Paid \$6413.00  
Skagit Co. Treasurer  
By HB Deputy

I certify that I know or have satisfactory evidence that Dale R. Todd, II and Anna M. Todd 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: October 20, 2016  
Beverly Jo DeMay  
Notary Public in and for the State of Washington  
Residing at Bothell  
My appointment expires: 7-19-18

## 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: 9411970053

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

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

## EXHIBIT "A"

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012 and October 17, 2013  
Recording No.: 201204130158 and 201310170106

Notice of Assignment of Declarant Rights

Recording Date: October 17, 2013  
Recording No.: 201310170106

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

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

Skagit County Right to Farm Disclosure

Recording Date: January 14, 2015  
Recording No.: 201501140059

**EXHIBIT "A"**

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

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

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