

When recorded return to:
Brian Justice and Jeanette Justice
3600 Becky Place
Mount Vernon, WA 98273



Skagit County Auditor
10/21/2016 Page

1 of 4 3:46PM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028920

CHICAGO TITLE

620028920

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan T. Currie and Amy N. Currie, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Brian Justice and Jeanette Justice, a married couple

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

Lot 91, DIGBY HEIGHTS PHASE 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): P128507 / 4984-000-091-0000

Subject to:

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

Dated: October 18, 2016

Alan T. Currie

Amy N. Currie

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 4825
OCT 21 2016

Amount Paid \$ 5968.⁰⁰
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Alan T. Currie & Amy N Currie is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/20/2016

Deborah K. Flick

Name: DEBORAH K. FLICK

Notary Public in and for the State of WA

Residing at: Astington

My appointment expires: 8/19/18

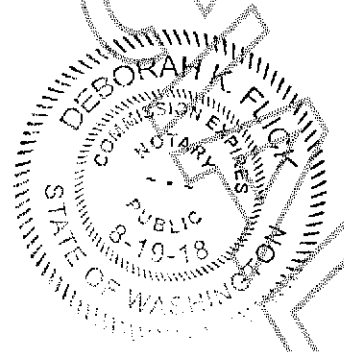


EXHIBIT "A"
Exceptions

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.

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

EXHIBIT "A"

**Exceptions
(continued)**

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
11. Skagit County Right to Farm Disclosure including the terms, covenants and provisions thereof

Recording Date: June 29, 2012
Recording No.: 201206290151
12. Notice of Assignment of Declarant Rights including the terms, covenants and provisions thereof

Recording Date: October 17, 2013
Recording No.: 201310170106
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Digby Heights Owner's Association.
15. City, county or local improvement district assessments, if any.