

When recorded return to:

Patricia Irene Cashman  
504 N Granite Ave  
Granite Falls, WA 98252



201611280172

Skagit County Auditor \$77.00  
11/28/2016 Page 1 of 5 1:25PM

Filed for Record at Request of  
Curtis And Casteel Law Group, PLLC  
Escrow Number: C1600879JB

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed 112870

THE GRANTORS Blair H. Hoey and Karen S. Hoey, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patricia Irene Cashman, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 52, Digby Heights Phase 2

Tax Parcel Number(s): 6001-000-000-0052 (P130936)

Lot 52, Digby Heights Phase II, according to the plat thereof recorded September 19, 2011, under Auditor's File No. 201109190087, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Dated November 16, 2016

Blair H. Hoey

Karen S. Hoey

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 5334  
NOV 28 2016

COMMONWEALTH

STATE OF PENNSYLVANIA }  
COUNTY OF LANCASTER } SS:

Amount Paid \$ 6947.<sup>00</sup>  
Skagit Co. Treasurer  
By nam Deputy

I certify that I know or have satisfactory evidence that Blair H. Hoey

are the persons who appeared before me, and said persons acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 17, 2016

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Bethann Kelly, Notary Public  
East Hempfield Twp., Lancaster County  
My Commission Expires March 4, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH   
Notary Public in and for the State of PENNSYLVANIA  
Residing at LANCASTER, PENNSYLVANIA  
My appointment expires: MARCH 4, 2018

State of Washington  
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that Karen S. Hoey  
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 11-25-16 \_\_\_\_\_ 

Notary Public in and for the State of Washington  
Residing at: Marysville  
My appointment expires: 1-19-17



UNOFFICIAL DOCUMENT

## EXHIBIT "A"

A. Reservation of minerals as contained in Deed from W.M. Lindsey, et ux, recorded April 17, 1902, in Volume 44 of Deeds, Page 499, records of Skagit County, Washington.

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. 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

D. 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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 13, 2012  
Auditor's No.: 201204130158

NOTICE OF ASSIGNMENT OF DECLARANT RIGHTS:

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

**EXHIBIT "A"**

**E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

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..."  
Area Affected: Portion of subject property

**F. 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  
Area Affected: Portion of Digby Heights Phase I

**G. 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.

**H. 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

**I. Any tax, fee, assessments or charges as may be levied by Digby Heights Homeowners Association.**

**EXHIBIT "A"**

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

Recorded: February 26, 2014  
Auditor's No.: 201402260028  
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.