

When recorded return to:  
Zuriell L. Hampton and Lawanda Latrice Hampton  
125 LeAnn Street  
Mount Vernon, WA 98274



201707170157

Skagit County Auditor \$77.00  
7/17/2017 Page 1 of 5 1:24PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031000

CHICAGO TITLE 620031000

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jennifer H Taylor as personal representative of the Estate of Johnathan M. Taylor, deceased and Jennifer H. Taylor, 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 Zuriell L. Hampton and Lawanda Latrice Hampton, husband and wife

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

Lot 4, 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): P128444 / 4984-000-004-0000

Subject to:

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

Dated: July 14, 2017

Estate of Johnathan M. Taylor

BY: Jennifer H. Taylor  
Jennifer H. Taylor  
Personal Representative

Jennifer H. Taylor  
Jennifer H. Taylor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201707170157  
JUL 17 2017

Amount Paid \$ 77.00  
Skagit Co. Treasurer  
By Mk Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKagit

I certify that I know or have satisfactory evidence that Jennifer H. Taylor

(s)are the person(s) who appeared before me, and said person acknowledged that (he/~~she~~/they) signed this instrument, on oath stated that (he/~~she~~/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Johnathan M Taylor to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 14, 2017

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --●-- PUBLIC  
My Commission Expires 9-01-2018

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish  
My appointment expires: 9-01-2018

State of Washington

County of SKagit

I certify that I know or have satisfactory evidence that

Jennifer H. Taylor

(s)are the person(s) who appeared before me, and said person(s) acknowledged that (he/~~she~~/they) signed this of instrument and acknowledged it to be (his/~~her~~/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 14, 2017

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --●-- PUBLIC  
My Commission Expires 9-01-2018

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

**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 and October 17, 2013  
Recording No.: 201204130158 and 201310170106
  
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  
  
Recording Date: December 2, 2014  
Recording No.: 201412020036
12. Notice of Assignment of Declarant Rights  
  
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.

**SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR SKAGIT COUNTY**

|   |   |
|---|---|
| ESTATE OF:<br><br>JOHNATHAN M. TAYLOR<br><br>Deceased | CASE NO. 17-4-00256-9<br><br>LETTERS TESTAMENTARY |
|---|---|

1.1 The last will of JOHNATHAN M. TAYLOR late of Skagit County was duly exhibited proven and recorded in this court on JUNE 30, 2017.

1.2 In that will JENNIFER H. TAYLOR named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT JENNIFER H. TAYLOR is authorized by this court to execute the will of the above decedent according to law.

DATED JUNE 30, 2017

MAVIS E. BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON) ) ss  
COUNTY OF SKAGIT ) )

I, MAVIS E. BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on JUNE 30, 2017.

I further certify that these letters are now in full force and effect.

DATED 6/30/17 MAVIS E. BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *Kristen A. Denton* Deputy Clerk

