

When recorded return to:  
Jake Hanby  
328 Barry Loop  
Mount Vernon, WA 98274



Skagit County Auditor  
10/20/2017 Page

1 of 6 3:21PM \$79.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032095

CHICAGO TITLE  
U20032095

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bradley A Ruff and Chun H Kim, 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 Jake Hanby, an unmarried person

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

Lot 79, DIGBY HEIGHTS PH 1, according to the plat thereof, recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P128495 / 4984-000-079-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174972  
OCT 20 2017

Amount Paid \$6858.<sup>00</sup>  
Skagit Co. Treasurer  
By *mam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 16, 2017

Bradley A Ruff  
Bradley A Ruff

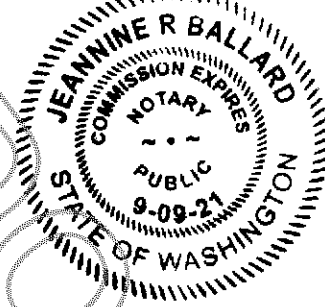
\_\_\_\_\_  
Chun H Kim

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Bradley A Ruff is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/17/17

Jeannine Ballard  
Name: Jeannine Ballard  
Notary Public in and for the State of WA  
Residing at: Spanish Canyon  
My appointment expires: 9/9/2021



State of Texas  
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Chun H Kim is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

STATUTORY WARRANTY DEED  
(continued)

Dated: October 16, 2017

\_\_\_\_\_  
Bradley A Ruff

*[Signature]*  
\_\_\_\_\_  
Chun H Kim

State of WASHINGTON  
County of SKAGIT

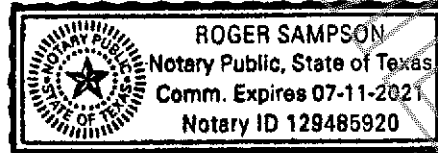
I certify that I know or have satisfactory evidence that Bradley A Ruff is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.  
Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of Texas  
County of Tarrant

I certify that I know or have satisfactory evidence that Chun H Kim is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.  
Dated: 10/16/2017

*[Signature]*  
\_\_\_\_\_  
Name: Roger Simpson  
Notary Public in and for the State of Texas  
Residing at: Tarrant County  
My appointment expires: 7/11/21



**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.

## EXHIBIT "A"

### Exceptions (continued)

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

Amended by instrument(s):

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

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: Digby Heights Homeowner's Association

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

**EXHIBIT "A"**

Exceptions  
(continued)

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

Recording Date: June 12, 2012  
Recording No.: 201206120034

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Digby Heights Owner's Association.