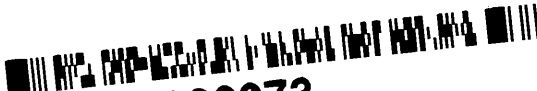


When recorded return to:  
Raman Chopra and Sakshi Chopra  
4752 Mount Baker Loop  
Mount Vernon, WA 98273

  
**201807190073**  
07/19/2018 03:41 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034918

**CHICAGO TITLE**  
**620034918**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jared A. Layman and Katherine D. Layman, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration,  
as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys, and warrants to Raman Chopra  
and Sakshi Chopra, husband and wife

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

Lot 98, DIGBY HEIGHTS PHASE III , according to the plat thereof, recorded September 19, 2011,  
under Auditor's File No. 201109190088, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P130961 / 6002-000-000-0098

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20183174  
JUL 19 2018

Amount Paid \$ 7409.80  
Skagit Co. Treasurer  
By *BJ* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 8, 2018

[Signature]  
Jared A. Layman

[Signature]  
Katherine D. Layman

State of Washington  
King County of King

I certify that I know or have satisfactory evidence that Jared A. Layman and Katherine D. Layman 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/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 18, 2018

[Signature]  
Name: DEBORAH I. BOSTON  
Notary Public in and for the State of Washington  
Residing at: Renton  
My appointment expires: 10/12/19



**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

**EXHIBIT "A"**Exceptions  
(continued)

- 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
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: 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. 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

**EXHIBIT "A"**  
Exceptions  
(continued)

PHASE II:

Recording No: 201109190087

12. 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 III:

Recording No: 201109190088

13. Notice of Assignment of Declarant Rights

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

14. Skagit County Right to Farm Disclosure

Recording Date: August 22, 2014  
Recording No.: 201408220111

15. City, county or local improvement district assessments, if any.  
16. Assessments, if any, levied by City of Mount Vernon.  
17. Assessments, if any, levied by Digby Heights Owner's Association.