

When recorded return to:
Daniel Perry and Katelyn Stewart
3416 Leann Street
Mount Vernon, WA 98274



201901250032

01/25/2019 11:04 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037035

CHICAGO TITLE
020037035

STATUTORY WARRANTY DEED

THE GRANTOR(S) James E. Patterson, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Daniel Perry and Katelyn Stewart, husband and wife

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

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

Abbreviated Legal: *Lot 29, Digby Heights, Phase 1*

Tax Parcel Number(s): P128469/ 4984-000-029-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 256

JAN 25 2019

Amount Paid *\$6,947.00*
Skagit Co. Treasurer
By *adm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 18, 2019

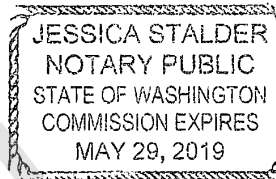
James E. Patterson by Sofia Patterson his Attorney in Fact.
James E. Patterson by Sofia B. Patterson his Attorney in Fact

Sofia Patterson
Sofia B. Patterson

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Sofia B. Patterson is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for James E. Patterson and acknowledged it to be his/hers free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/22/2019
Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 5/29/19



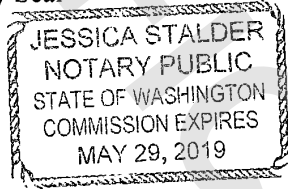
STATE OF Washington

COUNTY OF Skagit

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

DATED: 1/22/2019

Notary Seal



Jessica Stalder

(Signature of Notary)

Jessica Stalder

Notary Public in and for the State of Washington
My appointment expires: 5/29/19
Residing in Mount Vernon

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128469/ 4984-000-029-0000

Lot 29, Digby Heights, Phase 1, according to the Plat recorded April 15, 2009 under recording number 200904150063, records of Skagit County, Washington.

EXHIBIT "B"
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 "B"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. Notice of Assignment of Declarant Rights
Recording Date: October 17, 2013
Recording No.: 201310170106
12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "B"Exceptions
(continued)

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Digby Heights Owner's Association.