



201904020038

04/02/2019 01:26 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Janet Bunce, Kevin Bunce, and Brianna Bunce
455 Barry Loop
Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-1442

THE GRANTOR(S) Robert Hamner and Judith Hamner, each as their separate estate, 455 Barry Loop, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Janet Bunce, an unmarried woman and Kevin Bunce and Brianna Bunce, husband and wife

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

Lot 55, 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.

Abbreviated legal description: Lot 55, Digby Heights Phase II

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P130939 & 6001-000-000-0055

Dated: 3/29/19

Robert Hamner

Judith Hamner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191174
APR 02 2019
Amount Paid \$ 8,104.⁰⁰
Skagit Co. Treasurer
By *ham* Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 29th day of March, 2019

Mary Miller
Signature

Notary
Title

My appointment expires: 01.19.2022



STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 1st day of April, 2019

Mary Miller
Signature

Notary
Title

My appointment expires: 01.19.2022



EXHIBIT B

19-1442-MM

1. 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.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. MV-12-94 recorded November 7, 1994 as Auditor's File No. 9411070053.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Digby Heights, Phase 1 recorded April 15, 2009 as Auditor's File No. 200904150063.

4. 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.

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 23, 2009, as Auditor's File No. 200902230143.

6. Easement, affecting a portion of subject property for the purpose of Private drainage and mailboxes including terms and provisions thereof granted to Future Owners of Lots within Plat recorded February 4, 2011 as Auditor's File No. 201102040092

7. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 1, 2008, as Auditor's File No. 200812010104.

8. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Digby Heights Phase II recorded September 19, 2011 as Auditor's File No. 201109190087.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1442-MM

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9. Regulatory notice/agreement regarding Skagit County Right to Farm Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded September 30, 2013 as Auditor's File No. 201309300308 .

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.