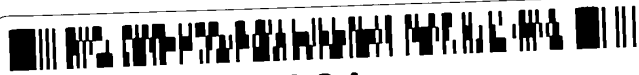


When recorded return to:
David Darrell Howze, Jr.
3601 Becky Place
Mount Vernon, WA 98274



201907310121

07/31/2019 03:28 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039074

CHICAGO TITLE
620039074

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrea J Yengich, who acquired title as Andrea West, also appearing of record as Andrea Bentley and Aaron Yengich, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David Darrell Howze, Jr., a single man

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: (Required if full legal not inserted above.)

LT 136, DIGBY HEIGHTS PH. 1, REC. NO. 200904150063

Tax Account No.: P128510/ 4984-000-136-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193234
JUL 31 2019

Amount Paid \$ 6573.20
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 23, 2019

Andrea Yengich
Andrea Yengich

Aaron Yengich
Aaron Yengich

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Andrea Yengich and Aaron Yengich
is/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: 7-29-19

Andrea J Martin
Name: ANDREA J MARTIN
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 10-10-19

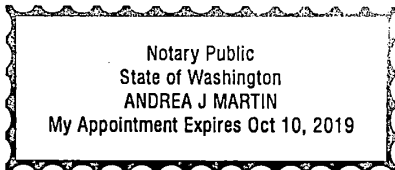


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128510/ 4984-000-136-0000

LOT 136, DIGBY HEIGHTS PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 15, 2009, UNDER AUDITOR'S FILE NO. 200904150063, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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. Reservations and recitals contained in the Deed as set forth below:

Recording Date: April 17, 1902
Recording No.: 39602

No determination has been made as to the current ownership or other matters affecting said reservations.

3. Agreement, including the terms and conditions thereof;

Between: City of Mount Vernon and Public Utility District No. 1, Skagit County
Recording Date: November 29, 1994
Recording No.: 9411290004
Providing: Formation of L.I.D. to improve streets

4. City of Mount Vernon Ordinance No. 2829 and the terms and conditions thereof:

Recording Date: March 5, 1998
Recording No.: 9803050022

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: December 1, 2008
Recording No.: 200812010104
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is

EXHIBIT "B"

Exceptions
(continued)

permitted by applicable law, as set forth in the document

Recording Date: April 15, 2009
Recording No.: 200904150064

A notice of Assignment of Declarant Rights was recorded on October 17, 2013 recorded under recording number 201310170106.

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012
Recording No.: 201204130158

7. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Digby Heights Owner's Association.
8. 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
9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: February 23, 2009
Recording No.: 200902230143
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line, together with necessary appurtenances
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 200904150063
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "B"

Exceptions
(continued)

document:

Granted to: Future lot owners
Purpose: Private storm drainage and Mailbox easement
Recording Date: February 4, 2011
Recording No.: 201102040092

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by the City of Mount Vernon.
15. Assessments, if any, levied by Digby Heights Owner's Association.