

When recorded return to:  
Jose Antonio Diaz  
3440 Leann Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4621  
Oct 23 2019  
Amount Paid \$3104.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039644

**CHICAGO TITLE**

020039644

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Blake E. Luloff and Marva B. Call- Luloff, 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 Jose Antonio Diaz, an unmarried ~~person~~ *man*

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

LOT 33, 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.

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

Tax Parcel Number(s): P128473/ 4984-000-033-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 4, 2019

*Blake E. Lulloff*  
Blake E. Lulloff

*Marva B. Call - Lulloff*  
Marva B. Call- Lulloff

*jd* State of ~~WASHINGTON~~ Utah  
County of ~~SKAGIT~~ Washington

I certify that I know or have satisfactory evidence that Blake E. Lulloff and Marva B. Call- Lulloff are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/15/19

*BJ*  
Name: *Brendan J. Snow*  
Notary Public in and for the State of Utah  
Residing at: *St George*  
My appointment expires: 11/1/23



**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. 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 "A"**  
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. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:  
  
Imposed by: Cedar Heights, LLC
8. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Digby Heights Owner's Association.
9. 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
10. 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
11. 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

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

Survey:

Recording No: 200904150063

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

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 11, 2019

between Jose Antonio ("Buyer")  
Buyer  
and Blake E Lulloff ("Seller")  
Seller Marva Call Lulloff  
Seller  
concerning 3440 Leann Street Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

[Signature]  
Buyer  
09/13/2019  
Date

Buyer Date

[Signature]  
Seller  
09-12-19  
Date  
Marva Call-Lulloff  
09-12-19  
Date

Seller Date