

**When recorded return to:**  
Paul J. Woodmansee  
BYK Construction, Inc.  
PO Box 619  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1813

May 27 2020

Amount Paid \$1045.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**020041882**

Escrow No.: 620041882

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cedar Heights, LLC, a limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to BYK Construction, Inc., a Washington corporation

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

LOT 113, DIGBY HEIGHTS PHASE III, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 19, 2011, UNDER AUDITOR'S FILE NO. 201109190088, 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): P130976 / 6002-000-000-0113

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 18, 2020

Cedar Heights, LLC

BY: *Joseph Woodmansee*  
Joseph Woodmansee  
Managing Member

BY: *Kimberly Woodmansee*  
Kimberly Woodmansee  
Managing Member

State of *Washington*  
*Skagit* County of *Skagit*

I certify that I know or have satisfactory evidence that Cedar Heights, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: *May 22, 2020*

*Martin E. Lehr*  
Name: *Martin E. Lehr*  
Notary Public in and for the State of *WA*  
Residing at: *da Corner*  
My appointment expires: *2-9-23*



**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 18, 2020

Cedar Heights, LLC

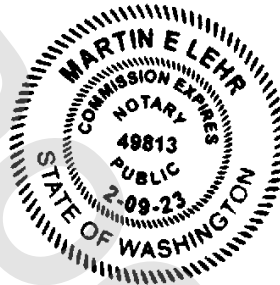
BY: \_\_\_\_\_  
Joseph Woodmansee  
Managing Member

BY: \_\_\_\_\_  
Kimberly Woodmansee  
Managing Member

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Joseph Woodmansee and Kimberly Woodmansee are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Managing Member and Managing Member, respectively, of Cedar Heights, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 27, 2020  
Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: 14 Cooney  
My appointment expires: 2-9-23



**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 of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

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, a Municipal corporation of the State of Washington  
and Public Utility District No. 1, Skagit County, a Municipal corporation  
Recording Date: November 29, 1994  
Recording No.: 9411290004  
Regarding: Formation of L.I.D. to improve streets

4. Terms, conditions, and restrictions of that instrument entitled City of Mount Vernon Ordinance No. 2829;

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

**EXHIBIT "A"**

Exceptions  
(continued)

forth in applicable state or federal laws, except to the extent that said covenant or restriction is 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 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. 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:

**EXHIBIT "A"**

**Exceptions  
(continued)**

Recording No: 200904150063

11. 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
  
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: Digby Heights Homeowners Association  
Purpose: Landscaping  
Recording Date: January 20, 2011  
Recording No.: 201101200093  
Affects: Portion of lots 1, 28, 56 and 144 Digby Heights Phase I
  
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: City of Mount Vernon  
Purpose: Private storm drainage  
Recording Date: March 17, 2011  
Recording No.: 201103170037  
Affects: Lot 84 of Digby Heights Phase I
  
14. 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 II:  

Recording No: 201109190087
  
15. 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:

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No: 201109190088

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cedar Heights, LLC  
Purpose: Temporary Turnaround Easement  
Recording No.: 201906190080  
Recording No.: 201903280050

17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Digby Heights Owner's Association.
19. Assessments, if any, levied by Cedar Heights, LLC.