

**When recorded return to:**  
Thomas Jensen and Wendy Jensen  
1903 Tundra Loop  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042705

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1967  
**Jun 05 2020**  
Amount Paid \$8181.22  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620042705**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David Kinney and Janel Kinney 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 Thomas Jensen and Wendy Jensen, a married couple

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

Lot 7, DIGBY HEIGHTS PH 1, according to the plat thereof, recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P128447/4984-000-007-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 6/3/2020

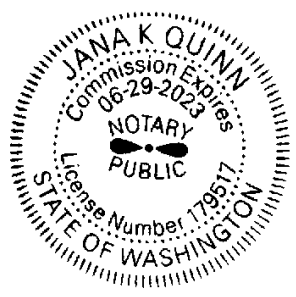
*David Kinney*  
David Kinney  
*Janel Kinney*  
Janel Kinney

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that David Kinney and Janel Kinney 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: June 03 2020

*Jana K Quinn*  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Exceptions

1. 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 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 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

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

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012

Recording No.: 201204130158

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2013

Recording No.: 201310170106

7. 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 the Plat of 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

**EXHIBIT "A"**

Exceptions  
(continued)

11. Assessments, if any, levied by the City of Mount Vernon.
12. Assessments, if any, levied by Digby Heights Owner's Association.
13. City, county or local improvement district assessments, if any.
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020  
Tax Account No.: P128447/4984-000-007-0000  
Levy Code: 0930  
Assessed Value-Land: \$81,000.00  
Assessed Value-Improvements: \$424,000.00

General and Special Taxes:  
Billed: \$6,548.44  
Paid: \$3,274.25  
Unpaid: \$3,274.19

16. Skagit County Right to Farm Disclosure:

Recording Date: October 31, 2012  
Recording No.: 201210310048