

When recorded return to:

Mr. and Mrs. Oscar Jesus Perez  
3447 Barry Place  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2388  
Jun 30 2020  
Amount Paid \$6325.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**Statutory Warranty Deed**

GNW 20-5888

**THE GRANTOR** Massoud Forghani, a single individual for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Oscar Jesus Perez and Ysella Ann Perez, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 8, DIGBY HEIGHTS PHASE I

Tax Parcel Number(s): P128448/4984-000-008-0000

Commonly known as 3447 Barry Place, Mount Vernon WA 98274

Lot 8, DIGBY HEIGHTS PHASE I, according to the plat thereof, recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.

**SUBJECT TO:** Exceptions as described in Exhibit "A", attached hereto and incorporated by reference herein, and any other Conditions, Covenants, Easement, Restrictions, Agreements, Mitigation, and Provisions on the face of the Plat, and those of record, if any.

Dated 6/25/20

[Signature]  
Massoud Forghani



STATE OF Washington }  
COUNTY OF Snohomish } SS:

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

Dated: June 25, 2020  
[Signature]  
Tracy Swanlund  
Notary Public in and for the State of Washington  
Residing at Monroe  
My appointment expires: 11-19-20

EXHIBIT A

Reservation of minerals as contained in Deed from W.M. Lindsey, et ux, recorded April 17, 1902, under Auditor's File No. 39602 (Volume 44 of Deeds, Page 499), records of Skagit County, Washington.

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.

Terms and conditions of Power of Attorney and Agreement regarding formation of Local Improvement District, recorded November 29, 1994 as Auditor's File No. 9411290004.

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.

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cedar Heights, LLC, recorded April 15, 2009 as Auditor's File No. 200904150064.

Above covenants, conditions and restrictions were amended and recorded April 13, 2012 as Auditor's File No. 201204130158.

NOTICE OF ASSIGNMENT OF DECLARANT RIGHTS:

Recorded: October 17, 2013  
Recording No.: 201310170106  
To: Burton Homes, Inc.

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.

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

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.

Terms and conditions of Skagit County Right to Farm Disclosure, recorded October 25, 2013 as Auditor's File No. 201310250079.

Any tax, fee, assessments or charges as may be levied by Digby Heights Homeowners Association.