

When recorded return to:
Darlene Mindrum
3431 Leann Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620044737

INSURED BY CHICAGO TITLE STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4333

Oct 20 2020

Amount Paid \$7237.00

Skagit County Treasurer

By Marissa Guerrero Deputy

THE GRANTOR(S) Thomas Smothers and Rhonda Smothers, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Darlene Mindrum, an unmarried person

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

Lot 23, 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): P128463 / 4984-000-023-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 15, 2020

Thomas Smothers
Thomas Smothers
By Rhonda Smothers, Attorney In Fact
Rhonda Smothers
Rhonda Smothers

State of WA
County of Whatcom ~~What~~ Skagit

I certify that I know or have satisfactory evidence that
Thomas Smothers and Rhonda Smothers
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: 10/17/2020

Linda Dietrick
Name: Linda Dietrick
Notary Public in and for the State of WA.
Residing at: Skagit Ct.
My appointment expires: 11/03/2021



STATUTORY WARRANTY DEED
(continued)

State of _____

County of _____

I certify that I know or have satisfactory evidence that _____

_____ is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Thomas Smothers to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

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

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 25, 2020
between Dartene Mindrum ("Buyer")
Buyer
and Thomas A Smothers Rhonda Smothers ("Seller")
Seller
concerning 3431 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.

Authenticator
Dartene Mindrum 09/25/2020
09/25/2020 12:33:02 PM PDT Date

Buyer Date

Thomas Smothers 9/28/20
Seller Date

Rhonda Smothers 9/28/20
Seller Date