

When recorded return to:

Rick Lee Wingler and Teri Hunter Wingler
433 Jeff Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4987
Nov 20 2020

Amount Paid \$7843.40
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.: 620045184

CHICAGO TITLE
620 045184

STATUTORY WARRANTY DEED

THE GRANTOR(S) BYK Construction, Inc., a Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rick Lee Wingler and Teri Hunter Wingler, a married couple

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: November 18, 2020

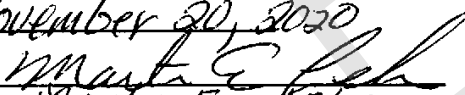
BYK Construction, Inc.

BY: 
Paul Woodmansee
President

BY: 
Tim Woodmansee
Vice President

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul J. Woodmansee and Timothy M. 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 President and Vice-President, respectively, of BYK Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 20, 2020

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

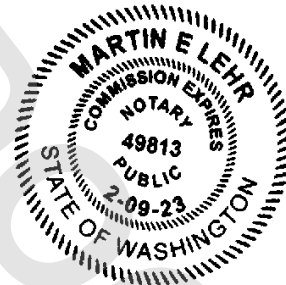


EXHIBIT "A"
Exceptions

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

Recording Date: March 5, 1998
Recording No.: 9803050022

4. 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

5. 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 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. .

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012
Recording No.: 201204130158

6. 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

7. 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

8. 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

9. 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:

Recording No: 200904150063

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

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201102040092

11. 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

12. 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:

Recording No: 201109190088

13. 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

14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Digby Heights Owner's Association.
16. Assessments, if any, levied by Cedar Heights, LLC.