

**When recorded return to:**

Efrain Eduardo Verdeja Soto and Yesenia  
Guadalupe Herrera Gomez  
2222 E. Fulton St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5265

Dec 10 2020

Amount Paid \$8005.00  
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.: 620045179

CHICAGO TITLE  
620045179

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jesus Prado and Diana Prado, 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 Efrain Eduardo Verdeja Soto and Yesenia Guadalupe Herrera  
Gomez, husband and wife

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

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

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

LT 49, DIGBY HEIGHTS, PH II, REC 201109190087


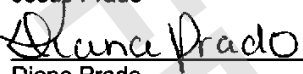
Tax Parcel Number(s): P130933, 6001-000-000-0049

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

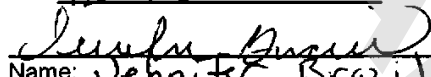
Dated: December 3, 2020

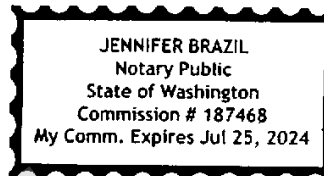
  
\_\_\_\_\_  
Jesus Prado  
  
\_\_\_\_\_  
Diana Prado

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jesus Prado and Diana Prado 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: 12-4-2020

  
\_\_\_\_\_  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P130933 and 6001-000-000-0049**

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LOT 49, DIGBY HEIGHTS PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED  
SEPTEMBER 19, 2011, UNDER RECORDING NO. 201109190087, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

## EXHIBIT "B"

### 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. Exceptions and reservations as contained in instrument;

Recorded: April 17, 1902  
 Recording No.: 39602  
 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  
 Recording No. 9411290004  
 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  
 Recording No.: 9803050022

5. Easement, including the terms and conditions thereof, granted by instrument(s)

Recorded: December 1, 2008  
 Recording No.: 200812010104  
 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.

**EXHIBIT "B"****Exceptions  
(continued)**

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 covenant or restriction is permitted by law;

Recorded: April 15, 2009  
 Recording No.: 200904150064  
 Executed by: Cedar Heights LLC, a Washington limited liability company

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, PH 1:

Recording No: 200904150063

8. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 23, 2009  
 Recording No.: 200902230143  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

9. Encroachment of a fence onto the Westerly portion of Tract "X" and onto the Northerly portion of Tract "Y", as delineated on the face of page 4 of a survey recorded April 15, 2009, under Recording No. 200904150063, records of Skagit County, Washington.

10. 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  
 Recording No.: 200904150064  
 Imposed By: Cedar Heights, LLC

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

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: February 4, 2011  
Recording No.: 201102040092

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 II:

Recording No: 201109190087

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Mount Vernon.
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.