

**When recorded return to:**  
Mario V. Cerpa and Martha Cerpa  
PO Box 2275  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3667  
Aug 09 2021  
Amount Paid \$9785.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

CHICAGO TITLE COMPANY  
620048220

Escrow No.: 620048220

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Janet Bunce, a single person and Kevin Bunce and Brianna Bunce, 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 Mario V. Cerpa and Martha Cerpa, a married couple

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

LOT 55, DIGBY HEIGHTS PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2011, UNDER AUDITOR'S FILE NO. 201109190087, 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): P130939 / 6001-000-000-0055

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: July 29, 2021

Janet Bunce  
Janet Bunce

[Signature]  
Kevin Bunce

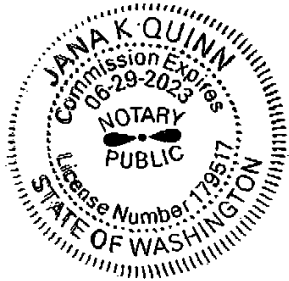
[Signature]  
Brianna Bunce

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Janet Bunce and Kevin Bunce and Brianna Bunce 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: August 05, 2021

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



**EXHIBIT "A"**  
Exceptions

1. 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.
2. 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
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, 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,

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

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 I:

Recording No: 200904150063

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 Survey:

Recording No: 200904150063

8. 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.

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012

Recording No.: 201204130158

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Digby Heights Homeowners Association

Recording Date: April 15, 2009

Recording No.: 200904150064

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

Recording Date: February 23, 2009

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

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

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

**John L. Scott**  
REAL ESTATE

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 July 06, 2021  
between Marlo V Cerpa Martha Cerpa ("Buyer")  
Buyer Buyer  
and Janet Bunce Kevin & Brianna Bunce ("Seller")  
Seller Seller  
concerning 455 Barry Loop 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 Marlo V Cerpa 07/06/2021  
Buyer 7/6/2021 9:29:58 PM PDT Date  
Authenticator Martha Cerpa 07/06/2021  
Buyer 7/6/2021 9:34:04 PM PDT Date

Authenticator [Signature] 07/06/2021  
7/6/2021 9:31:58 PM PDT  
Seller [Signature] 07/06/2021  
7/6/2021 9:33:13 PM PDT  
Seller [Signature] 07/06/2021  
7/6/2021 9:35:03 PM PDT