

When recorded return to:
Clell Mason and Patricia Mason
423 Barry Loop
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049240

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4620

Oct 07 2021

Amount Paid \$10920.38
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE CO.
620049240

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Jamieson and Breanne Jamieson, 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 Clell Mason and Patricia Mason, a married couple

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

LOT 47, 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): P130931 / 6001-000-001-0047

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 29, 2021

CHRIS JAMIESON
Christopher Jamieson

Breanne Jamieson
Breanne Jamieson

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Christopher Jamieson and Breanne Jamieson
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: October 1, 2021



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

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), 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

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

EXHIBIT "A"Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

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. 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.