

When recorded return to:
Sean Mitchell
427 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.: 620049959

CHICAGO TITLE
620049959

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Jeremy Sidzyk, who acquired title as a married man, as his separate estate; and Christina Sidzyk, 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 Sean Mitchell, an unmarried person

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 48, DIGBY HEIGHTS PHASE II

Tax Parcel Number(s): P130932 / 6001-000-000-0048

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5931

Dec 29 2021

Amount Paid \$11209.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 9, 2021

[Signature]
Michael Jeremy Sidzyk

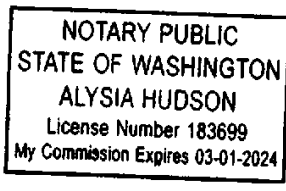
[Signature]
Christina Sidzyk

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Michael Jeremy Sidzyk
(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: December 28, 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of wa
Residing at: Arington
My appointment expires: 03.01.2024



State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Christina Sidzyk
(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: December 29, 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

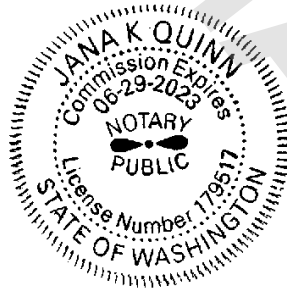


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130932 / 6001-000-000-0048

LOT 48, 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.

EXHIBIT "B"
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
 Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife
 Recording Date: April 17, 1902
 Recording No.: 39602
 The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Mount Vernon Short Plat No. MV-12-94:
 Recording No: 9411070053

3. Agreement and the terms and conditions thereof:
 Executed by: 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
 Providing: Formation of L.I.D. to improve streets

4. City of Mount Vernon Ordinance No. 2829 and the terms and conditions thereof:
 Recording Date: March 5, 1998
 Recording No: 9803050022

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: December 1, 2008
 Recording No.: 200812010104
 Affects: Portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

EXHIBIT "B"

**Exceptions
(continued)**

document:

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: February 23, 2009
Recording No.: 200902230143
Affects: Portion of said premises

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Digby Heights Phase I:

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2013
Recording No.: 201310170106

Notice of Assignment of Declarant Rights and the terms and conditions thereof:

Recording Date: October 17, 2013
Recording No.: 201310170106

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

EXHIBIT "B"Exceptions
(continued)

set forth below:

Imposed by: Digby Heights Homeowners Association
Recording Date: April 15, 2009
Recording No.: 200904150064

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
Recording No.: 201102040092
Affects: Portion of said premises
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Digby Heights Phase II:
- Recording No: 201109190087
12. Skagit County Right to Farm Disclosure and the terms and conditions thereof:
- Recording Date: March 25, 2014
Recording No.: 201403250045
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Mt Vernon.
15. City, county or local improvement district assessments, if any.