

When recorded return to:
Taylor Farrell and Joshua Farrell
334 Leann Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238767
Nov 16 2023
Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055333

Escrow No.: 620055333

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mike Kooy Properties LLC, A Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Taylor Farrell and Joshua Farrell , a married couple

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 35, DIGBY HEIGHTS PHASE 1

Tax Parcel Number(s): P128475 / 4984-000-035-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11/14/23

Mike Kooy Properties LLC

BY: [Signature]
Mike Kooy
Sole Member

State of Washington

County of Skagit

This record was acknowledged before me on November 14, 2023 by Mike Kooy as Sole member of Mike Kooy Properties LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 2/2/2026

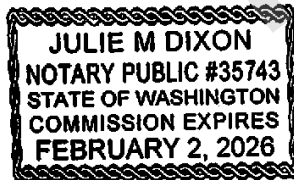


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128475 / 4984-000-035-0000

LOT 35 OF DIGBY HEIGHTS PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED ON APRIL 15, 2009, UNDER AUDITOR'S FILE NO. 200904150063, 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

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. Power of Attorney and Agreement regarding formation of Local Improvement District 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

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: Utility systems

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 document:

In favor of: Puget Sound Energy, Inc., a Washington corporation

Purpose: Utility systems

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

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 1:

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

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 set forth below:

Imposed by: Digby Heights Homeowners Association, its successors and assigns
 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

EXHIBIT "B"

Exceptions
(continued)

Purpose: Private storm drainage and Mailbox easement
Recording Date: February 4, 2011
Recording No.: 201102040092
Affects: Portion of said premises

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Mt Vernon.
13. Assessments, if any, levied by Digby Heights Owner's Association.
14. Assessments, if any, levied by Cedar Heights, LLC.
15. City, county or local improvement district assessments, if any.