

202312290057

12/29/2023 01:51 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:

Daniel John Hendrix and Dianne Etrata Hendrix
431 Barry Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20239214

Dec 29 2023

Amount Paid \$10363.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055478

INSURED BY
CHICAGO TITLE
620055478

STATUTORY WARRANTY DEED

THE GRANTOR(S) Efrain Eduardo Verdeja Soto and Yesenia Guadalupe Herrera Gomez, 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 Daniel John Hendrix and Dianne Etrata Hendrix, 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 PHASE II

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)

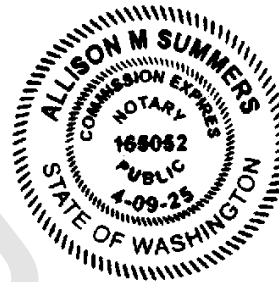
Dated: 12-21-23Efrain E. Verdeja
Efrain Eduardo Verdeja SotoYesenia Herrera
Yesenia Guadalupe Herrera GomezState of WashingtonCounty of SkaagitThis record was acknowledged before me on 12-21-23 by Efrain Eduardo Verdeja Soto and Yesenia Guadalupe Herrera Gomez.[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-25

EXHIBIT "A"
Legal Description

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

LOT 49, DIGBY HEIGHTS PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED
SEPTEMBER 19, 2011, UNDER RECORDING 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

4. City of Mount Vernon Ordinance No. 2829 and the terms and conditions thereof:

Recorded: 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 document:

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

EXHIBIT "B"

Exceptions
(continued)

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. 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.

8. 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

9. 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

10. 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

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200904150064

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
Affects: Portion of said premises
12. 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
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.