

When recorded return to:

Andrea and Thorsten Steckstor
321 Barry Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251808

Jun 11 2025

Amount Paid \$10007.00

Skagit County Treasurer

By Lena Thompson Deputy

214699-LT

Filed for Record at Request of
Mauseth Legal, PLLC
Escrow Number: 002670-SB

Statutory Warranty Deed

THE GRANTORS Samuel M. Turner, also appearing of record as Samuel Turner, and Robyn L. Turner, also appearing of record as Robyn Turner, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thorsten Steckstor and Andrea Steckstor a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 41, Digby Heights, Ph. No. 1

Tax Parcel Number(s): **P128481 / 4984-000-041-0000**

Lot 41, "DIGBY HEIGHTS, PHASE 1," as per plat recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated 06/07/2025Samuel M. Turner
Samuel M. TurnerRobyn L. Turner
Robyn L. TurnerSTATE OF Texas }
COUNTY OF Guadalupe } SS:

I certify that I know or have satisfactory evidence that Samuel M. Turner and Robyn L. Turner

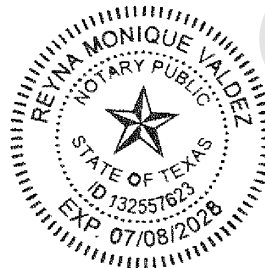
are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.Dated: 7 June 2025Reyna Monique ValdezNotary Public in and for the State of TEXASResiding at 916 Laserra Cibola TX 78108My appointment expires: 07/08/2028

EXHIBIT 18

Reservation of minerals as contained in deed from W. M. Lindsey, et ux, recorded April 17, 1902, in Volume 44 of Deeds, page 499, records of Skagit County, Washington.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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:

Auditor's No.: 2411070053

AGREEMENT AND 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

Dated: November 17, 1994

Recorded: November 29, 1994

Auditor's No.: 2411220004

Regarding: Formation of L.L.D. to improve streets

Terms and conditions of City of Mount Vernon Ordinance No. 2829 recorded March 5, 1998, under Auditor's File No. 9803050022.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, exchange, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

Dated: November 20, 2008 and February 13, 2009

Recorded: December 1, 2008 and February 23, 2009

Auditor's Nos.: 200812010104 and 200902230143

PLATS OF DIGBY HEIGHTS PHASES, I, II, AND III DECLARATION OF RESERVATIONS, RESTRICTIVE COVENANTS AND EASEMENTS AND THE TERMS AND CONDITIONS THEREOF:

Declarant: Cedar Heights LLC, a Washington limited liability company

Dated: April 1, 2009

Recorded: April 15, 2009

Auditor's No.: 200904150064

FIRST AMENDMENT TO DECLARATION OR RESERVATIONS, RESTRICTIVE COVENANTS AND EASEMENTS:

Recorded: April 13, 2012

Auditor's No.: 201204130158

NOTICE OF ASSIGNMENT OF DECLARANT RIGHTS AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Cedar Heights LLC

Grantee: Digby Heights Lot Owners and Potential Lot Owners Burton Homes, Inc.

Recorded: October 17, 2013

Auditor's No.: 201310170106

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Plat of Digby Heights, Phase I

Recorded: April 15, 2009

Auditor's No.: 200904150063

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Future lot owners

Purpose: Private storm drainage and mailbox easement

Area Affected: Said Land

Dated: February 4, 2011

Recorded: February 4, 2011

Auditor's File No.: 201102040092

Skagit County Right to Farm Disclosure and the terms and conditions thereof as recorded April 4, 2014 under Auditor's File No. 201404040082.