



201103240096

Skagit County Auditor

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When recorded return to:

ENGLAND FAMILY, LLC
1801 GROVE STREET UNIT B
MARYSVILLE, WA. 98270

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 18520

Title Order No.: 620012808 ✓

THE GRANTOR(S)

CEDAR HEIGHTS, LLC, A Washington Limited Liability Company

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

ENGLAND FAMILY, LLC, A Washington Limited Liability Company

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

LOTS 1-33, 36-44, 46, 56, 74-83 85-92 & 135-141 all inclusive DIGBY HEIGHTS, PHASE 1
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Tax Parcel Number(s): P128441 SEE ATTACHED

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: MARCH 21, 2011

CEDAR HEIGHTS, LLC, A Washington Limited Liability Company

BY:

JOSEPH D. WOODMANSEE, Member

BY:

KIMBERLY A. WOODMANSEE, Member

STATE OF Washington

) ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that JOSEPH D. WOODMANSEE and KIMBERLY A. WOODMANSEE is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he was/she was/they were authorized to execute the instrument and acknowledged it as the Members of CEDAR HEIGHTS, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 22nd day of March, 2011.

CANDACE A. RUMMELHART

Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/13



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

826

MAR 24 2011

Amount Paid \$ 84,889.48

By Mdm Deputy
Skagit Co. Treasurer

EXHIBIT A

For APN/Parcel ID(s): P128441, P128442, P128443, P128444, P128445, P128446, P128447, P128448, P128449, P128450, P128451, P128452, P128453, P128454, P128455, P128456, P128457, P128458, P128459, P128460, P128461, P128462, P128463, P128464, P128465, P128466, P128467, P128468, P128469, P128470, P128471, P128472, P128473, P128476, P128477, P128478, P128479, P128480, P128481, P128482, P128483, P128484, P128486, P128487, P128490, P128491, P128492, P128493, P128494, P128495, P128496, P128497, P128498, P128499, P128501, P128502, P128503, P128504, P128505, P128506, P128507, P128508, P128509, P128510, P128511, P128512, P128513, P128514, P128515, 4984-000-001-0000, 4984-000-002-0000, 4984-000-003-0000, 4984-000-004-0000, 4984-000-005-0000, 4984-000-006-0000, 4984-000-007-0000, 4984-000-008-0000, 4984-000-009-0000, 4984-000-010-0000, 4984-000-011-0000, 4984-000-012-0000, 4984-000-013-0000, 4984-000-014-0000, 4984-000-015-0000, 4984-000-016-0000, 4984-000-017-0000, 4984-000-018-0000, 4984-000-019-0000, 4984-000-020-0000, 4984-000-021-0000, 4984-000-022-0000, 4984-000-023-0000, 4984-000-024-0000, 4984-000-025-0000, 4984-000-026-0000, 4984-000-027-0000, 4984-000-028-0000, 4984-000-029-0000, 4984-000-030-0000, 4984-000-031-0000, 4984-000-032-0000, 4984-000-033-0000, 4984-000-037-0000, 4984-000-038-0000, 4984-000-039-0000, 4984-000-040-0000, 4984-000-041-0000, 4984-000-042-0000, 4984-000-043-0000, 4984-000-044-0000, 4984-000-046-0000, 4984-000-056-0000, 4984-000-074-0000, 4984-000-075-0000, 4984-000-076-0000, 4984-000-077-0000, 4984-000-078-0000, 4984-000-079-0000, 4984-000-080-0000, 4984-000-081-0000, 4984-000-082-0000, 4984-000-083-0000, 4984-000-085-0000, 4984-000-086-0000, 4984-000-087-0000, 4984-000-088-0000, 4984-000-089-0000, 4984-000-090-0000, 4984-000-091-0000, 4984-000-092-0000, 4984-000-135-0000, 4984-000-136-0000, 4984-000-137-0000, 4984-000-138-0000, 4984-000-139-0000, 4984-000-140-0000, 4984-000-141-0000, and 4984-000-036-0000

Lot 1-33, 36-44, 46, 56, 74-83, 85-92 and 135-141, DIGBY HEIGHTS PH 1, according to the plat thereof, recorded in Volume 18 of Plats, page 795, records of Skagit County, Washington. April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington. Situated in Skagit County, Washington

SUBJECT TO:

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

Exceptions and reservations as contained in instrument;

Recorded: April 17, 1902

Auditor's No.: 39602, records of Skagit County, Washington

Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife

As Follows: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same

Agreement, including the terms and conditions thereof, entered into;

By: City of Mount Vernon, a Municipal corporation of the State of Washington

And Between: Public Utility District No. 1, Skagit County, a Municipal corporation

Recorded: November 29, 1994

Auditor's No. 9411290004, records of Skagit County, Washington

Providing: Formation of L.I.D. to improve streets

Terms, conditions, and restrictions of that instrument entitled City of Mount Vernon Ordinance No. 2829;

Recorded: March 5, 1998

Auditor's No(s): 9803050022, records of Skagit County, Washington



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Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 1, 2008

Auditor's No(s): 200812010104, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: 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.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: April 15, 2009

Auditor's No(s): 200904150064, records of Skagit County, Washington

Executed by: Cedar Heights LLC, a Washington limited liability company

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

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 23, 2009

Auditor's No(s): 200902230143, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Encroachment of a fence onto the Westerly portion of Lots 15, 28 and 56 and onto the Northerly portion of Lots 1 and 144, as delineated on the face of page 4 of a survey recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: April 15, 2009

Auditor's No(s): 200904150064, records of Skagit County, Washington

Imposed By: Cedar Heights, LLC

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Digby Heights Homeowners Association

Purpose: Landscaping

Recording Date: January 20, 2011

Recording No.: 201101200093

Affects: Ptn. Lots 1, 28, 56 and 144

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Any encroachment by, or adverse claim with respect to, any underground installation appurtenant to said premises or other property, public or private utility, the existence of which is not disclosed by the public record.

Any loss or damage resulting from the encroachment of perimeter fences, perimeter walls and plantings of any nature onto or off from the subject property.



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