

When recorded return to:
Paul J. Woodmansee
PLLT Investments, L.L.C.
120 Lily Lane
Mount Vernon, WA 98274



201204030053
Skagit County Auditor

4/3/2012 Page 1 of 3 4:06PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015129

CHICAGO TITLE
620015129

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cedar Heights, 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 PLLT Investments, L.L.C., a Washington limited liability
company

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): LOT 73 AND LOT 84, DIGBY HEIGHTS PHASE 1

Tax Parcel Number(s): P128489, 4984-000-073-0000 and P128500, 4984-000-094-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully
described in Schedule B, Special Exception, Chicago Title Insurance Company Order
62005129; and Skagit County Right To Farm Ordinance, which is attached hereto and made a
part hereof.

Dated: April 2, 2012

Cedar Heights, LLC

BY: 

Joseph Woodmansee, Manager / Member

BY: 

Kimberly A. Woodmansee, Mgr./ Memmber

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012904

APR 03 2012

Amount Paid \$ 717.00
By  Deputy

State of

Washington
County of Skagit

I certify that I know or have satisfactory evidence that Joseph Woodmansee and Kimberly A. Woodmansee are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they was authorized to execute the instrument and acknowledged it as the Manager / Members of Cedar Heights, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 2, 2012



Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Seavo - Woolley, WA
My appointment expires: 10/5/2012

Statutory Warranty Deed 09-10-05
WA0000059-000 Updated 05-10-05

EXHIBIT "A"

For APN/Parcel ID(s): P128489 and 4984-000-073-0000

PARCEL A:

Lot 73, DIGBY HEIGHTS PHASE 1, according to the plat thereof, recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.

Situated in Skagit County, Washington

For APN/Parcel ID(s): P128500 and 4984-000-084-0000

PARCEL B:

Lot 84, DIGBY HEIGHTS PHASE 1, according to the plat thereof, recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.

Situated in Skagit County, Washington

SCHEDULE "B" SPECIAL EXCEPTIONS

1. 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
2. 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
3. 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
4. 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
5. 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.
6. 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



201204030053
Skagit County Auditor

EXHIBIT "B"

Exceptions

Auditor's No(s): 200904150064, records of Skagit County, Washington
Executed by: Cedar Heights LLC, a Washington limited liability company

7. 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
8. 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
9. 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 Auditor's File No. 200904150063, records of Skagit County, Washington.
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
11. 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: Portion of lots 1, 28, 56 and 144 Digby Heights Phase I
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Private storm drainage
Recording Date: March 17, 2011
Recording No.: 201103170037
Affects: Lot 84 of Digby Heights Phase I
13. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201204030053
Skagit County Auditor