

When recorded return to:  
Merry Holland  
412 Barry Loop  
Mount Vernon, WA 98274



201207300253  
Skagit County Auditor

7/30/2012 Page 1 of 4 2:14PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015707

CHICAGO TITLE  
620015707

### STATUTORY WARRANTY DEED

THE GRANTOR(S) BYK Construction, Inc. a Washington Corporation  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Merry Holland, a single person, as her separate estate  
the following described real estate, situated in the County of Skagit, State of Washington:

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

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

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

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: July 26, 2012


BYK Construction, Inc.

BY:   
Paul Woodmansee, Share Holder and Director

By:   
Tim Woodmansee, Share Holder and Director

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 2284  
JUL 30 2012

Amount Paid \$ 5,316.19  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that PAUL WOODMANSEE AND TIM WOODMANSEE

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Share Holders and Directors of BYK Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

MARCIE K. PALECK

Dated: July 23 2012

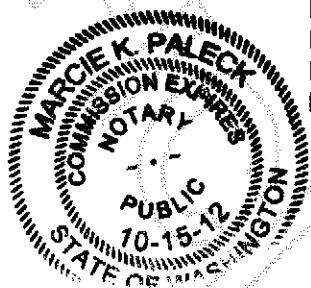
Marcie Paleck

Name:

Notary Public in and for the State of Washington

Residing at: Mount Vernon WA

My appointment expires: October 15 2012



201207300253  
Skagit County Auditor

**EXHIBIT "A"**  
**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  
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



**EXHIBIT "A"**  
**Exceptions**

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. 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
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
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Digby Heights Owner's Association.
14. City, county or local improvement district assessments, if any.

**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.

