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When recorded return to:

MICHAEL L. DUNN 472 BARRY LOOP MOUNT VERNON, WA 98274

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 19771

Title Order No.: 620016173

THE GRANTOR(S)

ENCORE HOMES, INC. A Washington Corporation

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

MICHAEL L. DUNN, a married man, as his sole and separate property

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

LOT 58, DIGBY HEIGHTS PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED SPEPTEMBER 19, 2011, UNDER AUDITOR'S FILE NO. 201109190087, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 6001-000-000-0058

SUBJECT TO: See "Exhibit A" attached hereto and made a part hereof.

Dated: OCTOBER 30, 2012

ENCORE HOMES, INC., A Washington Corporation

BY: ////2002 /// Manager

STATE OF Washington

) ss.

COUNTY OF Snohomish

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20123469 OCT 31 2012

Amount Paid \$ 4454.82
Skagit Co. Treasurer
By Mum Deputy

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of ENCORE HOMES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2013

CANDACE A. RUMMELHART

Notary Public in and for the State of Washington

residing at LAKE STEVENS

My Commission Expires: 12/07/13

CANDACE A RUMMELHART NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES DECEMBER 7, 2013

EXHIBIT A

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, handicab, 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;

Ву: And Between: City of Mount Vernon, a Municipal corporation of the State of Washington 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

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: Affects: Electric transmission and/or distribution line, together with necessary appurtenances 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).: Executed by:

200904150064, records of Skagit County, Washington Cedar Heights LLC, a Washington limited liability company

Modification(s) of said covenants, conditions and restrictions

Recording Date: Recording No.:

April 13, 2012 201204130158

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 of 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).: In favor of:

200902230143, records of Skagit County, Washington

For:

Puget Sound Energy, Inc.

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

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.



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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:

Future lot owners

Purpose:

Private storm drainage and Mailbox easement

Recording Date:

February 4, 2011

Recording No.:

201102040092

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 II:

Recording No: 201109190087

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