

When recorded return to:

Elizabeth M. Miller, an unmarried woman
308 Barry Loop
Mount Vernon, WA 98274



201302150124

Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620017739

CHICAGO TITLE
620017739

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 Elizabeth M. Miller, an unmarried women
the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Tax Parcel Number(s): P128500 / 4984-000-084-0000

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER ATTACHED
EXHIBIT 'A'

Dated: February 8, 2013

BYK Construction, Inc.,
a Washington Corporation

BY: _____

BY: _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013529
FEB 15 2013

Amount Paid \$4900.00
Skagit Co. Treasurer
By *JMM* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Paul 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 President, Director of BYK Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-11-13



Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-13

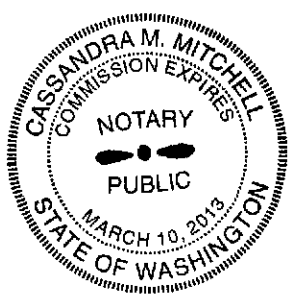
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that 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 Vice President, Director of BYK Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-12-13



Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-13



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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, 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

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012

Recording No.: 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 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

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



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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

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

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.



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