

When recorded return to:

Mr. and Mrs. Ryan M. Watkinson
404 Barry Loop
Mount Vernon, WA 98274



Skagit County Auditor
9/11/2013 Page 1 of 3 1:51PM \$74.00

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 20011-OE1

Grantor: Cheryl K Eastwood
Grantee: Ryan M. Watkinson and Melissa K. Watkinson

CHICAGO TITLE
620019342

Statutory Warranty Deed

THE GRANTOR CHERYL K. EASTWOOD, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RYAN M. WATKINSON and MELISSA K. WATKINSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot(s) 75, Digby Heights Ph. 1

Lot 75, DIGBY HEIGHTS PS 1, according to the plat thereof, recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.

Tax Parcel Number(s): 4984-000-0075-0000, P128491

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B" of Chicago Title Company's Preliminary Commitment No. 620019342.(see attached Exhibit "A")

Dated September 5, 2013

Cheryl K Eastwood

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133703
SEP 11 2013

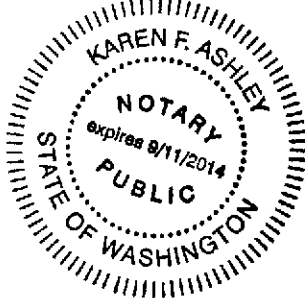
Amount Paid \$ 4,793.²⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Cheryl K Eastwood
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: September 9, 2013

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014



SCHEDULE B

- 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

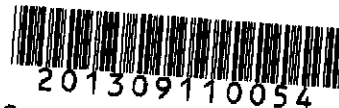
Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment (Adopted: 06.17.2006)



Printed: 08.22.13 @ 08:37AM
WA-CT-FNRV-02150.620019-SPS-1-13-620019342



201309110054

Skagit County Auditor

9/11/2013 Page

2 of

3

\$74.00

1:51PM

SCHEDULE B

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012
Recording No.: 201204130158

- 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. 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: Digby Heights Homeowner's Association

- 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. Skagit County Right to Farm Disclosure;

Recording Date: April 13, 2012
Recording No.: 201204130106
Affects: Said premises

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment (Adopted: 06.17.2006)



Printed: 08.22.13 @ 08:37AM
WA-CT-FNRV-02150.620019-SPS-1-13-620019342



201309110054