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When recorded return to:

BLAIR H. HOEY and KAREN S. HOEY 443 BARRY LOOP MOUNT VERNON, WA 98274

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 20511

Title Order No.: 620020804

THE GRANTOR(S)

BURTON HOMES, INC., A Washington Corporation who acquired title as 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

BLAIR H. HOEY and KAREN S. HOEY, MYSTONIA HUSBAND AND WIFE

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

LOT 52, DIGBY HEIGHTS PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2011, UNDER AUDITOR'S FILE NO. 201109190087, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 6001-000-000-0052

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

Dated: FEBRUARY 14, 2014

BURTON HOMES, INC., A Washington Corporation who acquired title as Encore Homes, Inc., A Washington Corporation

KAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Marie English, Manager FEB 2 6 2014

STATE OF Washington

) ss.

COUNTY OF Snohomish

Amount Paid \$6, 234 · Skagit Co.Treasurer by hum 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 BURTON HOMES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1/2/Lday of February/2014

CANDACE A. RUMMELHART

Notary Public in and for the State of Washington

residing at LAKE STEVENS

My Commission Expires: 12/07/17

LPB 10-05(ir-l)

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 PLATING, 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: Auditor's No

November 29, 1994

Auditor's No

9411290004, records of Skagit County, Washington

Providina:

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: For: Puget Sound Energy, Inc.

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 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

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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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

Notice of Assignment of Declarant Rights

Recording Date: Octo Recording No.: 2013

October 17, 2013 201310170106

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