



201404040083

Skagit County Auditor

\$74.00

4/4/2014 Page

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3 3:36PM

When recorded return to:

LEORICHARD A. SWITHENBANK
321 BARRY LOOP
MOUNT VERNON, WA 98274

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 20541

Title Order No.: 620021005 ✓

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

LEORICHARD A. SWITHENBANK, a married man, as his sole and separate property

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

LOT 41, DIGBY HEIGHTS PH 1, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL
15, 2009, UNDER AUDITOR'S FILE NO. 200904150063, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4984-000-041-0000/P128481

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

Dated: APRIL 3, 2014

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

BY: Marie English
MARIE ENGLISH, Manager

STATE OF Washington)
COUNTY OF Snohomish) ss.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141078

APR 04 2014

Amount Paid \$ 4828.00
By MF Skagit Co. Treasurer 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: 4th day of April, 2014.

Candace A. Rummelhart

CANDACE A. RUMMELHART
Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/17

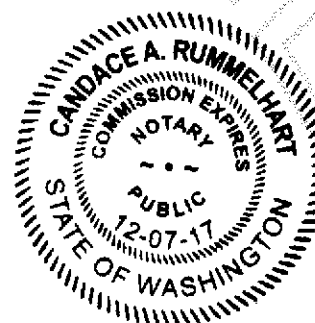


EXHIBIT "A"

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.: 39802, 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



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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

Declaration of Exclusive Use Easement and Maintenance Agreement

Recording Date: December 29, 2011
Recording No.: 201112290078

Notice of Assignment of Declarant Rights

Recording Date: October 17, 2013
Recording No.: 201310170106



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