

When recorded return to:

RICHARD KIRK and CHRISTINA KIRK  
478 BARRY LOOP  
MOUNT VERNON, WA 98274

### CHICAGO TITLE

### STATUTORY WARRANTY DEED

Escrow No.: 20760  
Title Order No.: 620022463 ✓

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

RICHARD KIRK and CHRISTINA KIRK, Husband and Wife

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

LOT 56, DIGBY HEIGHTS PH 1, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL  
15, 2009, UNDER AUDITOR'S FILE NO. 200904140063, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.  
SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4984-000-056-0000

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

Dated: DECEMBER 1, 2014

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

BY: Marie English  
MARIE ENGLISH, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 4577  
DEC 03 2014

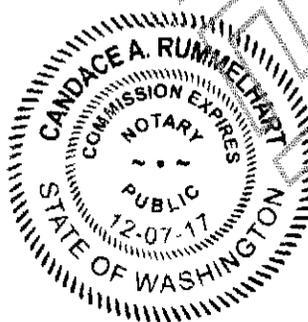
STATE OF Washington )  
COUNTY OF Snohomish ) ss.

Amount Paid \$4,721.<sup>82</sup>  
Skagit Co. Treasurer  
By nam 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 2nd day of December, 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.: 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

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Digby Heights Homeowner's Association, a Washington non-profit corporation  
Purpose: Landscaping  
Recording Date: January 20, 2011  
Recording No.: 201101200093  
Affects: A portion of Lots 1, 28, 56 and 144

Notice of Assignment of Declarant Rights

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



201412030069