

When recorded return to:
Miguel Antonio Serrano and Vanessa Serrano
424 Barry Loop
Mount Vernon, WA 98274

Skagit County Auditor
1/16/2015 Page

1 of

\$76.00
5 11:49AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No. 245369975

CHICAGO TITLE
620022834

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Loeffler and Allison Loeffler, each as their separate estate as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Miguel Antonio Serrano and Vanessa Serrano, a married couple

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

Lot 70, 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.

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

Tax Parcel Number(s): P130953

Subject to:

Subject to Exhibit "A" attached hereto

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 160
JAN 16 2015

Amount Paid \$ 4524.42
Skagit Co. Treasurer
By MB Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 29, 2014

[Signature]
John Loeffler

Allison Loeffler

State of WA
County of Whatcom

I certify that I know or have satisfactory evidence that John Loeffler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Dec. 29, 2014

SUSIE GALE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
09/11/2018

State of _____

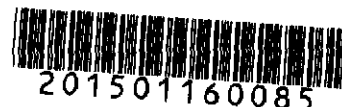
_____ of _____

[Signature]
Name: Susie Gale
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 9/11/18

I certify that I know or have satisfactory evidence that Allison Loeffler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____



STATUTORY WARRANTY DEED
(continued)

Dated: December 29, 2014

John Loeffler

Allison Loeffler

State of _____

of _____

I certify that I know or have satisfactory evidence that John Loeffler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____

Notary Public in and for the State of _____

Residing at: _____

My appointment expires: _____

State of Virginia

County of Newport News

I certify that I know or have satisfactory evidence that Allison Loeffler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 14 JAN 2015

Name: _____

Notary Public in and for the State of Federal

Residing at: PCU Gerald R. Ford

My appointment expires: N/A

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 07.30.13

Page 2

WA-CT-FN8G-02150.622443-245369975

DAMEON R. SMITH
LNZ(SW), USN
COMMAND:
FEDERAL NOTARY
Under the commission of Title 10 U.S.C. 1044a
NO SEAL REQUIRED



201501160085

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

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, 1999
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
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



201501160085

Skagit County Auditor

\$76.00

1/16/2015 Page

4 of

5 11:49AM

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. 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.
10. 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
11. 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
12. 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
13. Skagit County Right to Farm Disclosure

Recording Date: May 23, 2012
Recording No.: 201205230036
14. Notice of Assignment of Declarant Rights

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



201501160085