



201604280092

When recorded return to:  
Tyler Beidelman and Deborah Beidelman  
409 Jeff Street  
Mount Vernon, WA 98274

Skagit County Auditor

\$76.00

4/28/2016 Page

1 of

4 3:28PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026769

CHICAGO TITLE

620026769

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul M. Felchlin and Tayla J. Felchlin, husband and wife and Kenneth M. Tallquist and Linda K. Tallquist, husband and wife

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

in hand paid, conveys, and warrants to Tyler Beidelman and Deborah Beidelman, husband and wife

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

Lot 109, DIGBY HEIGHTS PHASE III , according to the plat thereof, recorded September 19, 2011, under Auditor's File No. 201109190088, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P130972 / 6002-000-000-0109

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 13, 2016

Paul M. Felchlin

Tayla J. Felchlin

Kenneth M. Tallquist

Linda K. Tallquist

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20161629

APR 28 2016

Amount Paid \$ 5629.80

Skagit Co. Treasurer

By Deputy

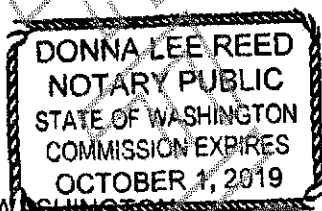
STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul M. Felchlin and Tayla J. Felchlin are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/26/16

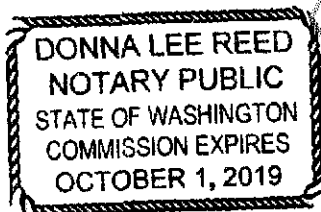


Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Mayssville, wa  
My appointment expires: 10/1/2019

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kenneth M. Tallquist and Linda K. Tallquist are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/26/16



Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Mayssville, wa  
My appointment expires: 10/1/2019

**EXHIBIT "A"**  
**Exceptions**

1. 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
2. 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
3. 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
4. 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.
5. 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, October 17, 2013  
Recording No.: 201204130158 and 201310170106
6. 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
7. 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

## EXHIBIT "A"

Exceptions  
(continued)

8. 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
9. 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
10. 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
11. 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 III:  
  
Recording No: 201109190088
12. Skagit County Right to Farm Disclosure;  
  
Recording Date: June 28, 2013  
Recording No.: 201306280066
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Digby Heights Owner's Association.
15. City, county or local improvement district assessments, if any.