



201607130072

**When recorded return to:**  
Matthew P. Grzeskowiak  
337 Barry Loop  
Mount Vernon, WA 98274

Skagit County Auditor

\$77.00

7/13/2016 Page

1 of

5 3:51PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027659

**CHICAGO TITLE**  
**620027659**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) PLLT Investments, LLC, a Washington limited liability company

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

in hand paid, conveys, and warrants to Matthew P. Grzeskowiak, a married man as his sole and separate property

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

Lot 45, DIGBY HEIGHTS PHASE 1, according to the plat thereof, recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P128485 / 4984-000-045-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 13 2016

Amount Paid \$

Skagit Co. Treasurer

By Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: June 24, 2016

PLLT Investments, LLC

BY: \_\_\_\_\_

Paul Woodmansee  
Member

BY: \_\_\_\_\_

Timothy Woodmansee  
Member

BY: \_\_\_\_\_

LeAnn Woodmansee  
Member

BY: \_\_\_\_\_

Alexandria Woodmansee  
Member

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that, Paul Woodmansee, Tim Woodmansee, LeAnn Woodmansee and Alexandria Woodmansee are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as Members of PLLT Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

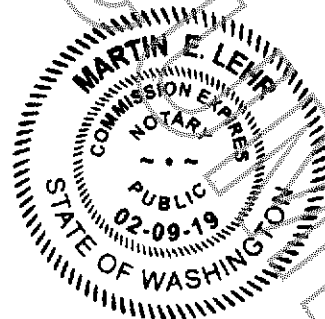
Dated: July 13, 2016

Name: \_\_\_\_\_

Notary Public in and for the State of WA

Residing at: La Cour

My appointment expires: 2-9-19



## EXHIBIT "A"

### Exceptions

1. 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, 1998  
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.

## EXHIBIT "A"

### Exceptions (continued)

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012

Recording No.: 201204130158

Notice of Assignment of Declarant Rights recorded under Auditor's File No. 201310170106

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

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. 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

10. 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

## EXHIBIT "A"

Exceptions  
(continued)

Recording Date: February 4, 2011

Recording No.: 201102040092

11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, if any, levied by Digby Heights Owner's Association.
13. City, county or local improvement district assessments, if any.