

When recorded return to:

Mr. and Mrs. John D Birk
14862 Benson Heights PL
Bow, WA 98232



Skagit County Auditor
9/16/2016 Page

1 of

\$76.00
4 10:12AM

Filed for Record at Request of
Curtis And Castel Law Group, PLLC
Escrow Number: C1600649JB

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

112253

THE GRANTORS Robert G Hodges and Kathryn J Hodges, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John D Birk and Judy I Birk, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 67, Digby Heights Phase 2

Tax Parcel Number(s): 6001-000-000-0067 (P130950)

Lot 67, "DIGBY HEIGHTS PHASE II", according to the plat thereof recorded September 19, 2011, as Auditor's File No. 201109190087, records of Skagit County, Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated 9-10-16

Robert G. Hodges
Robert G. Hodges

Kathryn J. Hodges
Kathryn J. Hodges

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201641609
SEP 16 2016

Amount Paid \$

Skagit Co. Treasurer

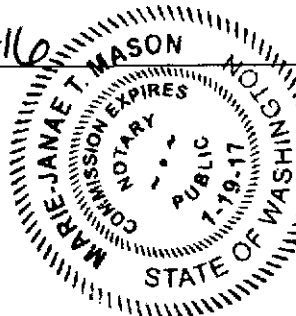
By MB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert G. Hodges and Kathryn J. Hodges

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-10-16



[Signature]
Notary Public in and for the State of WA
Residing at Marysville
My appointment expires: 1-19-17

EXHIBIT "A"

A. Reservation of minerals as contained in Deed from W.M. Lindsey, et ux, recorded April 17, 1902, in Volume 44 of Deeds, Page 499, records of Skagit County, Washington.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. MV-12-94
Recorded: November 7, 1994
Auditor's No.: 9411070053

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Digby Heights, Phase 1
Recorded: April 15, 2009
Auditor's No.: 200904150063

D. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 1, 2009
Recorded: April 15, 2009
Auditor's No.: 200904150064
Executed By: Cedar Heights, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 13, 2012
Auditor's No.: 201204130158

NOTICE OF ASSIGNMENT OF DECLARANT RIGHTS:

Recorded: October 17, 2013
Auditor's No.: 201310170106
To: Burton Homes, Inc.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 13, 2009
Recorded: February 23, 2009
Auditor's No.: 200902230143
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Future Owners of Lots within Plat
Recorded: February 4, 2011
Auditor's No.: 201102040092
Purpose: Private drainage and mailboxes
Area Affected: Portion of Digby Heights Phase I

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: November 20, 2008
Recorded: December 1, 2008
Auditor's No.: 200812010104
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Digby Heights Phase II
Recorded: September 19, 2011
Auditor's No.: 201109190087

I. Any tax, fee, assessments or charges as may be levied by Digby Heights Homeowners Association.

J. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED FARM LANDS BY Skagit COUNTY.

Executed By: Burton Homes, Inc.
Recorded: September 6, 2013
Auditor's No.: 201309060098

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 07, 2016

between John Birk Judy Birk ("Buyer")

and Robert Hodges Kathryn Hodges ("Seller")

concerning **436 Barry Loop** **Mount Vernon** **WA 98274** (the "Property")

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

John Birk 08/07/2016
Buyers: 02:28 PM PDT Date

[Signature: *Judy Birk*] 08/07/2016
 Printed: 08/07/2016 10:45 PM PDT Date

Authenticator: Robert Hodges
 Session: 16 4:41:28 PM PDT Date: _____

Author: Kathryn J. Hodges
 Date: SEP 14 4:34:28 PM EDT