

When recorded return to:  
Marlon J. Mouton and Jelena Tomic  
3627 Becky Place  
Mount Vernon, WA 98274



201707060089  
Skagit County Auditor \$77.00  
7/6/2017 Page 1 of 5 3:49PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030622

CHICAGO TITLE  
620030622

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron C. Sartain and Joanne S. Sartain, 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 Marlon J. Mouton and Jelena Tomic, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 132, 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): P130995/ 6002-000-000-0132

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173059  
JUL 06 2017

Amount Paid \$6021.40

Skagit Co. Treasurer

By *ham* Deputy

Statutory Warranty Deed (LPB 10-05)  
WA0000816.doc / Updated: 08.26.16

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WA-CT-FNRV-02150.620019-620030622

STATUTORY WARRANTY DEED  
(continued)

Dated: June 21, 2017

[Signature]  
Aaron C. Sartain

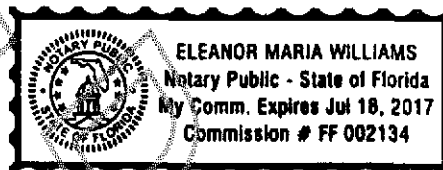
[Signature]  
Joanne S. Sartain

State of Florida  
County of Clay

I certify that I know or have satisfactory evidence that Aaron C. Sartain and Joanne S. Sartain 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: June 23, 2017

[Signature]  
Name: Eleanor Maria Williams  
Notary Public in and for the State of Florida  
Residing at: \_\_\_\_\_  
My appointment expires: 7/18/2017



**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, 1996  
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.

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "A"**

**Exceptions  
(continued)**

Recording Date: April 13, 2012  
Recording No.: 201204130158

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
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

## EXHIBIT "A"

### Exceptions (continued)

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. Notice of Assignment of Declarant Rights

Recording Date: October 17, 2013

Recording No.: 201310170106

13. Skagit County Right to Farm Disclosure

Recording Date: June 25, 2014

Recording No.: 201406250086

14. Assessments, if any, levied by City of Mount Vernon.

15. Assessments, if any, levied by Digby Heights Owner's Association.

16. City, county or local improvement district assessments, if any.