

When recorded return to:  
Michael E. McCoy  
11290 Marine Ln  
Anacortes, WA 98221



201802210071

Skagit County Auditor

\$78.00

2/21/2018 Page

1 of

5 11:24AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033652

CHICAGO TITLE  
020033652

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sam Baker, an unmarried man and Adreen Andersen, who acquired title as Adreen Baker, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Michael E. McCoy, an unmarried person and Heidi Armovit, an unmarried person

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

Lot 126, 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): P130989 / 6002-000-000-0126

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018063  
FEB 21 2018

Amount Paid \$5,718.<sup>80</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 16, 2018



Sam Baker

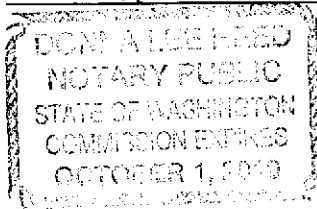



Adreen Andersen

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Sam Baker 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: 2/17/18

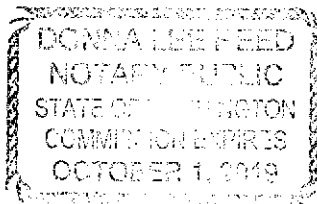


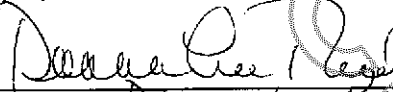
  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Adreen Andersen 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: 2/16/18



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

**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.
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

## EXHIBIT "A"

### Exceptions (continued)

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

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  
Recording Date: February 4, 2011  
Recording No.: 201102040092

## 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 II:

Recording No: 201109190087

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 III:

Recording No: 201109190088

13. Notice of Assignment of Declarant Rights

Recording Date: October 17, 2013

Recording No.: 201310170106

14. Declaration of Easement and Maintenance Agreement for Retaining Walls and the terms and conditions thereof

Recording Date: November 25, 2013

Recording No.: 201311250070

Affects: A portion of Lots 126 and 127

15. Skagit County Right to Farm Disclosure

Recording Date: November 26, 2014

Recording No.: 201411260098

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

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

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