

When recorded return to:  
Patrick J. McDermott, Jr.  
3510 Becky Place  
Mount Vernon, WA 98274



**201901180038**

01/18/2019 11:38 AM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036993

**CHICAGO TITLE**

620036993

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ferdinand Francia and Jamaica Francia, 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 Patrick J. McDermott, Jr., a single person and Mateleine E.  
Ranes, a single person

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

Lot 87, DIGBY HEIGHTS PH 1, according to the plat thereof, recorded April 15, 2009, under  
Auditor's File No. 200904150063, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P128503 / 4984-000-087-0000

Subject to:

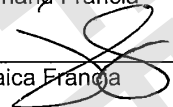
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019190  
JAN 18 2019

Amount Paid \$ 6,591.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mam* Deputy

## STATUTORY WARRANTY DEED

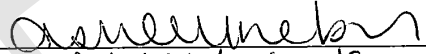
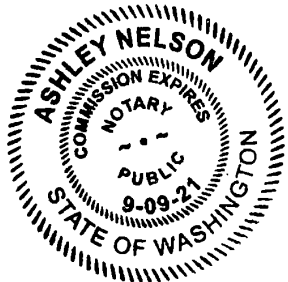
(continued)

Dated: January 9th, 2019  
\_\_\_\_\_  
Ferdinand Francia  
\_\_\_\_\_  
Jamaica FranciaState of WACounty of Snohomish

I certify that I know or have satisfactory evidence that

Ferdinand and Jamaica Francia

is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: Jan 9 2019  
Name: Ashley Nelson  
Notary Public in and for the State of WA  
Residing at: Cumano Island  
My appointment expires: 9-9-21

## 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 and October 17, 2013

Recording No.: 201204130158 and 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  
Recording Date: February 4, 2011  
Recording No.: 201102040092
11. City, county or local improvement district assessments, if any.

**EXHIBIT "A"**

Exceptions  
(continued)

12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Digby Heights Owner's Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 16, 2018  
between Patrick J McDermott Jr. Mateleine E Ranes ("Buyer")  
Buyer Buyer  
and Ferdinand Francia Jamaica Francia ("Seller")  
Seller Seller  
concerning 3510 Becky Place Mount Vernon WA 98274 (the "Property")  
Address City State Zip

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.

M Ranes 12/16/18  
Buyer Date

[Signature] 12/16/18  
Buyer Date

Authenticate 12/16/2018  
Ferdinand Francia  
9:30:42 PM PST Date  
Seller

Authenticate 12/16/2018  
[Signature]  
9:30:37 PM PST Date  
Seller