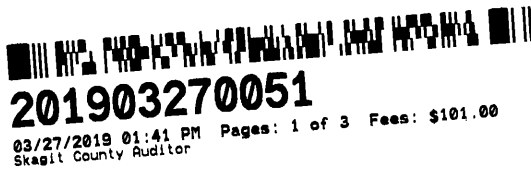


When recorded return to:

Mary E. Liddell, Aaron M. Rasmussen
327 Jeff Street
Mount Vernon, WA 98274



Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1900249M

CHICAGO TITLE
020037599

Statutory Warranty Deed

THE GRANTOR Houston Family, LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mary E. Liddell, an unmarried person and Aaron M. Rasmussen, an unmarried person, as joint tenants with right of survivorship and not as tenants in common the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 107, Digby Heights Phase III

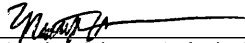
For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P130970/6002-000-000-0107

Dated March 25, 2019

Houston Family, LLC


By: Matthew Johnson, Authorized Signer

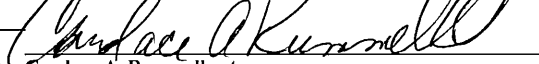
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1097
MAR 27 2019

Amount Paid \$ 6502.00
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew Johnson
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Authorized Signer of Houston Family, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3/25/19

Candace A. Rummelhart
Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: December 7, 2021

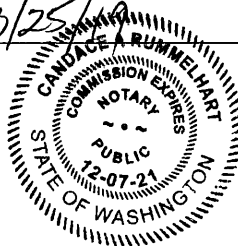


EXHIBIT A

Lot 107, Digby Heights Phase III, according to the plat thereof recorded September 19, 2011, under Auditor's File No. 201109190088, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

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

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

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

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

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.

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 Recording Number 201310170106.

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

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

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

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

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

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