



**201904120085**

04/12/2019 02:59 PM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

**When recorded return to:**  
Julia Bryan and David Bryan  
468 Barry Loop  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE CO.**  
620037021

Escrow No.: 620037021

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Dean J. Johnson, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Julia Bryan and David Bryan, Wife and Husband

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

LOT 59, DIGBY HEIGHTS PHASE II, RECORDED UNDER RECORDING NO. 201109190087,  
BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P130942 / 6001-000-000-0059,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

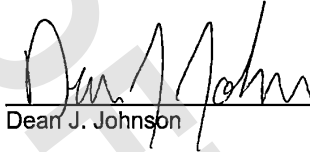
20191313

APR 12 2019


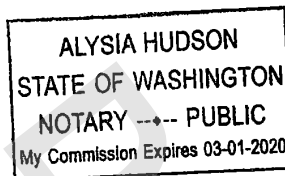
Amount Paid \$ 6840.<sup>20</sup>  
Skagit Co. Treasurer  
By *M. M.* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 28, 2019

  
Dean J. JohnsonState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Dean J. Johnson 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: 04.09.2019  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2020

## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 2:

Recording No: 201109190087

2. 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

3. Exceptions and reservations as contained in instrument;

Recording Date: April 17, 1902

Recording No.: 39602

Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife

Regarding: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same

No determination has been made as to the current ownership or other matters affecting said reservations.

4. Agreement, including the terms and conditions thereof;

Between: City of Mount Vernon, a Municipal corporation of the State of Washington, and the Public Utility District No. 1, Skagit County, a Municipal corporation

Recording Date: November 29, 1994

Recording No.: 9411290004

Providing: Formation of L.I.D. to improve streets

5. Terms, conditions, and restrictions of that instrument entitled City of Mount Vernon Ordinance No. 2829:

Recording Date: March 5, 1998

Recording No.: 9803050022

**EXHIBIT "A"**Exceptions  
(continued)

6. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recording Date: December 1, 2008  
Recording No.: 200812010104  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line
7. 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:
- Recording Date: April 15, 2009  
Recording No.: 200904150064  
Executed by: Cedar Heights LLC, a Washington limited liability company
8. 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
9. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recording Date: February 23, 2009  
Recording No.: 200902230143  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:
- Recording No: 200904150063

**EXHIBIT "A"**

Exceptions  
(continued)

11. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 15, 2009  
Recording No.: 200904150064

Modification(s) of said covenants, conditions and restrictions

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

Notice of Assignment of Declarant Rights and the terms and conditions thereof:

Recording Date: October 17, 2013  
Recording No.: 201310170106

12. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Digby Heights Owner's Association.
13. 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

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Digby Heights Homeowners Association  
Purpose: Landscaping  
Recording Date: January 20, 2011  
Recording No.: 201101200093  
Affects: Portion of lots 1, 28, 56 and 144 Digby Heights Phase I

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon  
Purpose: Private storm drainage

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: March 17, 2011  
Recording No.: 201103170037  
Affects: Lot 84 of Digby Heights Phase I

16. 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

17. 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

18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
19. City, county or local improvement district assessments, if any.
20. Assessments, if any, levied by City of Mount Vernon.
21. 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**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 05, 2019

between Julia Bryan David Bryan ("Buyer")  
Buyer Buyer

and Dean J Johnson ("Seller")  
Seller Seller

concerning 468 Barry Loop 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.

Authentisign  
Julia Bryan 03/05/2019  
Buyer 6:00:56 PM PST Date

Authentisign  
Dean J Johnson 03/06/2019  
Seller 6:13:26 PM PST Date

Authentisign  
David Bryan 03/05/2019  
Buyer 6:37:29 PM PST Date

Seller Date