

When recorded return to:

Mrs. Igor Kaparchuk and Alina Borodina  
3435 Barry Place  
Mount Vernon, WA 98274



201905220040

05/22/2019 01:29 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1900570M

CHICAGO TITLE  
420038260

### 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 Igor Kaparchuk and Alina Borodina, husband and wife as joint tenants the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
LT 10, Digby Heights Ph. 1, REC. NO. 200904150063

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): P128450 / 4984-000-010-0000

Dated May 18, 2019

Houston Family, LLC

Matthew D. Johnson  
By: Matthew D. Johnson, Authorized Signer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

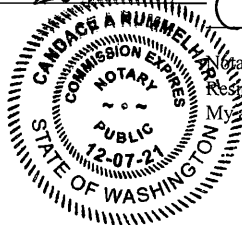
20191916  
MAY 22 2019

Amount Paid \$6,769.<sup>00</sup>  
Skagit Co. Treasurer  
By Matthew D. Johnson Deputy

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson  
he (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: 5-20-2019 Candace A. Rummel



Notary Public in and for the State of Washington  
Residing at Lake Stevens  
My appointment expires: 12-7-2021

**EXHIBIT A**

LOT 10, DIGBY HEIGHTS PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 15, 2009, UNDER AUDITOR'S FILE NO. 200904150063, 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

Reservations and recitals contained in the Deed as set forth below:

Recording Date: April 17, 1902

Recording No.: 39602

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

Agreement, including the terms and conditions thereof;

Between: City of Mount Vernon and Public Utility District No. 1, Skagit County

Recording Date: November 29, 1994

Recording No.: 9411290004

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

City of Mount Vernon Ordinance No. 2829 and the terms and conditions thereof:

Recording Date: March 5, 1998

Recording No.: 9803050022

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.

Regarding: Electric transmission and/or distribution line

\* 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

A notice of Assignment of Declarant Rights was recorded on October 17, 2013 recorded under recording number 201310170106.

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012

Recording No.: 201204130158

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Cedar Heights, LLC title wont remove

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

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):

Recording Date: February 23, 2009

Recording No.: 200902230143

In favor of: Puget Sound Energy, Inc.

Regarding: Electric transmission and/or distribution line, together with necessary appurtenances

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

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

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.