



201908130102

08/13/2019 03:28 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Mr. and Mrs. Melissa Carter
101 Leann Street
Mount Vernon, WA 98274Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1900905M

Statutory Warranty Deed

CHICAGO TITLE
626039090

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 Melissa Carter and Amanda Rose Carter, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
LT 1 Digby Heights PH 1

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): P128441/4984-000-001-0000

Dated August 7, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX20190813
AUG 13 2019Amount Paid \$ 6500.02
By Skagit Co. Treasurer
Deputy

Houston Family, LLC

By: Matthew D. Johnson, Authorized Signer

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson

is/are the person(s) who appeared before

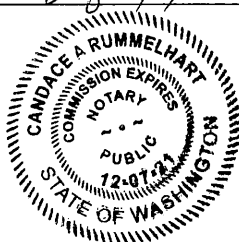
me, and said person(s) acknowledge that he signed this instrument, on oath stated he

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: 8-8-19



Notary Public in and for the State of Washington

Residing at Lake Stevens

My appointment expires: 12-7-2021

EXHIBIT A

LOT 1, 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.

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

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

Recording Date: October 17, 2013

Recording No.: 201310170106

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

Liens and charges as set forth in the above mentioned declaration,

Payable to: Digby Heights Owner's Association

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

Assessments, if any, levied by Cedar Heights, LLC.

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