

## When recorded return to:

Francis W. Ibanez and Kelly Guillen Chavez  
3405 Barry Place  
Mount Vernon, WA 98274SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4921

Nov 08 2019

Amount Paid \$6146.00

Skagit County Treasurer  
By Marilyn Martich DeputyFiled for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1901342MCHICAGO TITLE  
620040444

## 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 Kelly Guillen Chavez and Francis W. Ibanez, a Married Couple the following described real estate situated in the County of Snohomish, State of Washington.

Abbreviated Legal: skagit skagit md  
Lot 15, Digby Heights Ph I, Snohomish County, Washington.

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): P128455/4984-000-015-0000

Dated November 4, 2019

Houston Family, LLC

Matthew D. Johnson  
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: 11-7-2019Notary Public in and for the State of WashingtonResiding at Skagit CountyMy appointment expires: 12-7-2021

## EXHIBIT A

LOT 15, 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

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.

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.