

**When recorded return to:**  
Jordan T Soule and Kate Soule  
314 Jeff Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5232

Dec 02 2019

Amount Paid \$6252.80

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040568

**CHICAGO TITLE**  
620040568

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Thomas K. Mitchell, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jordan T Soule and Kate Soule, a married couple

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

LOT 119, 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.

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

Tax Parcel Number(s): P130982 / 6002-000-000-0119

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 15, 2019

X 

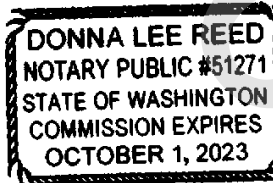
Thomas K. Mitchell

X 

Makenzie Mitchell

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Thomas K. Mitchell and Makenzie Mitchell  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.Dated: 11/27/19Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, wa  
My appointment expires: 10/1/2023

**EXHIBIT "A"**  
**Exceptions**

1. 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

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording No.: 39602

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

3. Agreement, including the terms and conditions thereof;

Between: City of Mount Vernon, a Municipal corporation of the State of Washington  
and Public Utility District No. 1, Skagit County, a Municipal corporation  
Recording Date: November 29, 1994  
Recording No.: 9411290004  
Regarding: Formation of L.I.D. to improve streets

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

Recording Date: March 5, 1998  
Recording No.: 9803050022

5. 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

6. 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

**EXHIBIT "A"**

**Exceptions  
(continued)**

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 under recording number 201310170106. .

Modification(s) of said covenants, conditions and restrictions

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

7. 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

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.  
Regarding: 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:

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

Recording No: 200904150063

11. 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
12. 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
13. 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  
Recording Date: March 17, 2011  
Recording No.: 201103170037  
Affects: Lot 84 of Digby Heights Phase I
14. 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
15. 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:

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No: 201109190088

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Digby Heights Owner's Association.
19. Assessments, if any, levied by Cedar Heights, LLC.

**John L. Scott**  
REAL ESTATE

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 October 23, 2019  
between Kate Soule Jordan Soule ("Buyer")  
Buyer Buyer  
and Thomas Mitchell Makenzie Mitchell ("Seller")  
Seller Seller  
concerning 314 Jeff Street 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.

Authenti  
Kate Soule 10/23/2019  
Buyer 10:47:53 AM PDT Date

DocuSigned by:  
[Signature] 10/23/2019  
Seller 6F077E126F4344C Date

Authenti  
Jordan Soule 10/23/2019  
Buyer 10:48:55 AM PDT Date

Seller Date