

When recorded return to:
Chu Tran and Thao N. Bui
1871 Spur Valley Ct
Maple Falls, WA 98266

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2877

Jul 31 2020

Amount Paid \$7765.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043188

CHICAGO TITLE
620043188

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leticia Morales, a married person, as 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 Chu Tran and Thao N. Bui, a married couple

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

Lot 44, DIGBY HEIGHTS PH 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.

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

Tax Parcel Number(s): P128484 / 4984-000-044-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2020



Leticia Morales



Tiffany A. Noble

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Leticia Morales and Tiffany A. Noble are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

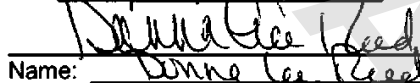
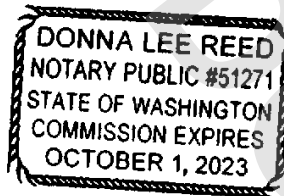
Dated: 7/30/2020Name: Donna Lee ReedNotary Public in and for the State of WashingtonResiding at: Wenatchee, WAMy appointment expires: 10/1/2023

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 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.

3. 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

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

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 forth in applicable state or federal laws, except to the extent that said covenant or restriction is

EXHIBIT "A"

Exceptions
(continued)

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

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

9. 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

10. 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

11. 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

EXHIBIT "A"

**Exceptions
(continued)**

Survey:

Recording No: 200904150063

12. 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

13. 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."

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