

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5096

Nov 30 2020

Amount Paid \$8895.00

Skagit County Treasurer

By Bridget Ibarra Deputy

When recorded return to:

Taylor Ayubi and Kyla Ayubi  
329 Barry Loop  
Mount Vernon, WA 98274

CHICAGO TITLE

020045201

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**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Alejandro Villegas and Julie M. Villegas, husband and wife

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Taylor Ayubi and Kyla Ayubi, a married couple

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


See "Exhibit A" attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"

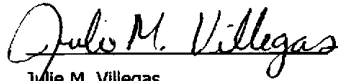
Abbreviated Legal: Lt 43, Digby Heights, Phase I, Rec No. 200904150063

Tax Parcel Number(s): P128483 and 4984-000-043-0000

Dated: November 21, 2020



Alejandro Villegas



Julie M. Villegas

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Alejandro Villegas +  
Julie M. Villegas

(is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-24-2020

Notary Public in and for the State of Washington

My appointment expires: 12-15-21

Notary Public  
State of Washington  
Doug Clark  
Commission No. 196611  
Commission Expires 12-15-2021

LPB 10-05

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P128483 and 4984-000-043-0000**

LOT 43, DIGBY HEIGHTS, PHASE I, AS PER PLAT RECORDED APRIL 15, 2009, UNDER AUDITOR'S  
FILE NO. 200904150063, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Recording Date: April 17, 1902  
Recording No.: 39602

Agreement, including the terms and conditions thereof; entered into;

By: City of Mount Vernon, a Municipal corporation of the State of Washington  
And Between: Public Utility District No. 1, Skagit County, a Municipal corporation  
Recorded: November 29, 1994  
Auditor's No.: 9411290004  
Providing: Formation of L.I.D. to improve streets

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

Recorded: March 5, 1998  
Auditor's No(s): 9803050022

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: December 1, 2008  
Recording No.: 200812010104  
Affects: A portion of said premises

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

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

Exhibit "B"

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), as provided for under Washington law and in instrument set forth below:

Imposed by: Digby Heights Homeowner's Association  
Recording Date: April 15, 2009  
Recording No.: 200904150064

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: February 23, 2009  
Recording No.: 200902230143  
Affects: A portion of said premises

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.