

When recorded return to:
Alfred Carl Roschmann
1300 Digby Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-409

Jan 29 2021

Amount Paid \$8361.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044345

CHICAGO TITLE

620044345

STATUTORY WARRANTY DEED

THE GRANTOR(S) EVM Digby LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Alfred Carl Roschmann, an unmarried person

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

Lots D-21-A as shown on City of Mount Vernon Boundary Line Adjustment Map PL-17-115, approved December 22, 2017, and recorded under Skagit County Auditor's File No. 201801020048, being in a portion of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P124804 / 4900-004-021-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 26, 2021

EVM Digby LLC

BY: Jerry Johnson
Jerry Johnson
Co-Managing Member

BY: Darren Johnson
Darren Johnson
Co-Managing Member

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jerry Johnson and Darren Johnson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Managing Member of EVM Digby LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/27/21

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Valley, WA
My appointment expires 10/1/2023

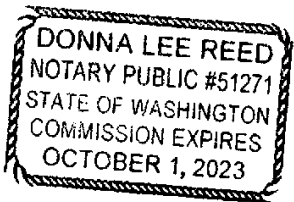


EXHIBIT "A"
Exceptions

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 MADDOX CREEK PUD PHASE I:
Recording No.: 9609090082

2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenants or restrictions, if any, 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;
Recorded: September 9, 1996
Auditor's No(s): 9609090083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.

3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenants or restrictions, if any, 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;
Recorded: September 20, 1996
Auditor's No(s): 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 20, 1996
Auditor's No(s): 9609200054, records of Skagit County, Washington
Imposed By: Maddox Creek Master Community Association

AMENDED by instrument(s):
Recorded: November 03, 2000
Auditor's No(s): 200011030078, records of Skagit County, Washington

5. 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

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

said covenant or restriction is permitted by applicable law, as set forth on MADDOX CREEK
PUD PHASE 3:

Recording No: 200008140137

6. Easement, including the terms and conditions thereof, granted by instrument
Recorded: December 17, 1997
Auditors No.: 9712170076, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water
Affects: A non-exclusive 20 foot wide easement over, under and across a portion of said Maddox Creek P.U.D. Phase 3
7. Easement, including terms and conditions thereof, granted by instrument
Recorded: April 4, 2000
Auditor's No.: 200004040010, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Water pipeline
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 22, 2002
Auditor's No(s): 200201220124, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
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 Amended P.U.D. and Re-Plat of Lots D-20, D-21, D-22, D-23, D-24 and D-25, Maddox Creek P.U.D. Phase 3:
Recording No: 200607270145
10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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

EXHIBIT "A"

**Exceptions
(continued)**

or restriction is permitted by applicable law;

Recorded: July 27, 2006
Auditor's No(s): 200607270146, records of Skagit County, Washington
Executed By: RGN Construction, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 30, 2006
Recording No.: 200610300168

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 2019
Recording No.: 201905200064

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 27, 2006
Auditor's No(s): 200607270146, records of Skagit County, Washington
Imposed By: RGN Construction, LLC

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

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communications system
Recording Date: February 14, 2007
Recording No.: 200702140053

13. 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 City of Mount Vernon Boundary Line Adjustment PL-17-115:

Recording No: 201801020048

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.

EXHIBIT "A"
Exceptions
(continued)

17. Assessments, if any, levied by Maddox Creek Master Community.
18. Assessments, if any, levied by View Crest Townhome Owner's Association.