

When recorded return to:
Nikhil Samtani and Madhuli Samtani
1304 Digby Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-947

Mar 05 2021

Amount Paid \$7765.00
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.: 620044346

CHICAGO TITLE
620044346

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 Nikhil Samtani and Madhuli Samtani, a married couple

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

LOT D-21-B, CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT PL-17-115,
RECORDED UNDER AUDITOR'S FILE NO. 201801020048, 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): P124805 / 4900-004-021-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 23, 2021

EVM Digby LLC

BY: Jerry JohnsonJerry Johnson
Co-Managing MemberBY: Darren JohnsonDarren Johnson
Co-Managing MemberState 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-Manager of EVM Digby LLC to be the free and voluntary act of such party
for the uses and purposes mentioned in the instrument.

Dated: March 03 2021

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

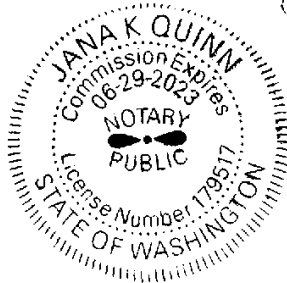


EXHIBIT "A"

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 P.U.D. Phase 1, recorded in Volume 16 of Plats, Pages 121 through 130:

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.: 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.: 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.: 9609200054, records of Skagit County, Washington

Imposed By: Maddox Creek Master Community Association

AMENDED by instrument(s):

Recorded: November 03, 2000

Auditor's No.: 200011030078, records of Skagit County, Washington

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

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 said covenant or restriction is permitted by applicable law, as set forth on Maddox Creek P.U.D., Phase 3:
Recording No.: 200008140137
6. Easement, including the terms and conditions thereof, granted by instrument
Recorded: December 17, 1997
Recording 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.: 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

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

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 or restriction is permitted by applicable law;

Recorded: July 27, 2006

Auditor's No.: 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. 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: View Crest Townhouse Association

Recording Date: July 27, 2006

Recording No.: 200607270146

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

EXHIBIT "A"

Exceptions
(continued)

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. Assessments, if any, levied by City of Mount Vernon.