Skagit County Auditor, WA

When recorded return to:
Michael Leach and Tracy Leach
103 Jeff Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 2021-2520 Jun 04 2021 Amount Paid \$7285.00 Skagit County Treasurer By Heather Beauvais Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620047718

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jesse T. Smith, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Michael Leach and Tracy Leach, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 128 OF DIGBY HEIGHTS, PHASE III, ACCORDING TO THE PLAT THEREOF, RECORDED
SEPTEMBER 19, 2011, UNDER AUDITORS 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): P130991 / 6002-000-000-0128

Subject to:

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 04.26.19

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STATUTORY WARRANTY DEED

(continued)

Dated: May 25, 2021

Jesse T./Smith

State of WASHINGTON

County of SKAGIT Suche -13

I certify that I know or have satisfactory evidence that Jesse T. Smith is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

Name:

Notary Public in and for the State of Residing at: Everett

My appointment expires:

SCOTT A SAYLER Notary Public State of Washington Commission # 73694

My Comm. Expires Nov 30, 2024

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 04.26.19

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

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

 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(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: Portion of said premises

 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,

Exceptions (continued)

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

Assignment of Declarant Rights:

Recording Date: October 17, 2013 Recording No.: 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: Digby Heights Homeowners Association

Recording Date: April 15, 2009 Recording No.: 200904150064

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 the Plat of Digby Heights Phase 1:

Recording No: 200904150063

 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, together with necessary

appurtenances
Recording Date: February 23, 2009

Recording No.: 200902230143
Affects: Portion of said premises

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 04.26.19

Exceptions (continued)

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:

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 the Plat of Digby Heights Phase If:

Recording No: 201109190087

Exceptions (continued)

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 the Plat of Digby Heights Phase III:

Recording No: 201109190088

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 17. Assessments, if any, levied by Mt Vernon.
- 18. City, county or local improvement district assessments, if any.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

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| Page 1 of 1 | NATURAL RESOURCE LANDS DISCLOSURE ALL RIGHTS RESERVED | | | | |
|---|---|---|--|---|---|
| The follow | ing is part of the Pu | urchase and Sale Agree | ment datedN | May 17, 2021 | |
| between _ | Michael Leach | | racy Leach | | ("Buyer") |
| | Buyer | Ви | yer | | |
| and | Soller | <u> </u> | ller | | ("Seller") |
| concerning | | | ount Vernon | 98274 | (the "Property") |
| Concerning | Address | Ci | | State Zp | (tile Property) |
| Resource Tri lat lor co no me ex no as pr | Lands Disclosure, in disclosure applied or designated or ong-term commercial activities on-resource uses a pay arise from the straction with associate, and odor. Ska a priority use on epared to accept ecessary Natural R | es to parcels designate within 1/4 mile of rural significance in Skagit cocur or may occur in d may be inconvenier use of chemicals; or friciated activities, which git County has establisdesignated Natural Resuch incompatibilities, resource Land operationes and local, State, and | ction 14.38, which d or within 1 mile resource, forest County. A varie in the area that if or cause disco oom spraying, pro occasionally ge- ned natural resou- source Lands, an inconveniences ins when perform | h states: e of designated or mineral resity of Natural R may not be comfort to area runing, harvestinerates traffic, arce management area reside or discomfort | d agricultural - ource lands of Resource Land ompatible with residents. This ing or mineral dust, smoke, ent operations ents should be from normal, |
| ind mi re Seller and | cluding extraction, inerals. If you a quirements from de la Buyer authorize | eral lands, application washing, crushing, stoor eradjacent to designated NR Lands. and direct the Closing with the deed conveying | kpiling, blasting, nated NR Land Agent to reco | transporting ards, you will (| nd recycling of have setback |
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| Duyer 10:1 | 19:01 AM PDT | Date | 36/1971 7:29:31 F | M PDT | Date |
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| Siturger 10:2 | 15:51 AM POT | Date | Selfer | | Date |