

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:



CHICAGO TITLE

A COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620047718

Escrow No.: 620047718

### 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:

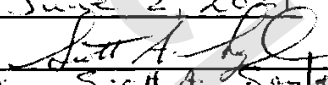
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 25, 2021

  
\_\_\_\_\_  
Jesse T. SmithState of WASHINGTON  
County of ~~SKAGIT~~ Snohomish

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: June 2, 2021  
\_\_\_\_\_  
Name: Scott A. Saylor  
Notary Public in and for the State of WA  
Residing at: Everett  
My appointment expires: 11/30/24

SCOTT A SAYLER  
Notary Public  
State of Washington  
Commission # 73694  
My Comm. Expires Nov 30, 2024

# 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 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
  
4. 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
  
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,

**EXHIBIT "A"**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

9. 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

**EXHIBIT "A"**

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 II:

Recording No: 201109190087

**EXHIBIT "A"**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

16. 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.

