

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-845

Mar 04 2022

Amount Paid \$11209.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Sasan Bahrami and Roya Keshmiri
432 Barry Loop
Mount Vernon, WA 98274

CHICAGO TITLE
620050403

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kory H. Knoop and Carie L. Knoop, husband and wife, 4 Memory Lane, Seabrook, TX 77586

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Sasan Bahrami and Roya Keshmiri, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
LT 68, "DIGBY HEIGHTS PHASE II"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P130951

Dated: 3/3/2022

Kory H. Knoop
Kory H. Knoop

Carie L. Knoop
Carie L. Knoop

Texas

STATE OF WASHINGTON DLR
COUNTY OF SKAGIT Harris

This record was acknowledged before me on 3rd day of February, 2022 by Kory H. Knoop and Carie L. Knoop.

[Signature]
Signature

Harris
DLR

Notary Public
Title

My appointment expires: 12-15-25

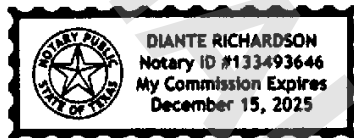


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 432 Barry Loop, Mount Vernon, WA 98274
Tax Parcel Number(s): P130951

Property Description:

LOT 68, "DIGBY HEIGHTS PHASE II," AS PER PLAT RECORDED SEPTEMBER 19, 2011, UNDER AUDITOR'S FILE NO. 201109190087, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. COMMITMENT NO. 620050403 CHICAGO TITLE COMPANY OF WASHINGTON AMENDMENT 1

Chk
3/3/2022

Chk
3/3/22

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14601-KH

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EXHIBIT B

22-14601-KH

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 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, including the terms and conditions thereof, granted by instrument(s); Recording Date: December 1, 2008 Recording No.: 200812010104 In favor of: Puget Sound Energy, Inc. Regarding: Electric transmission and/or distribution line
6. Easement, including the terms and conditions thereof, granted by instrument(s); Recording Date: February 23, 2009 Recording No.: 200902230143 In favor of: Puget Sound Energy, Inc. Regarding: Electric transmission and/or distribution line, together with necessary appurtenances
7. 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 Modification(s) of said covenants, conditions and restrictions Recording Date: April 13, 2012 Recording No.: 201204130158 Notice of Assignment of Declarant Rights and the terms and conditions thereof: Recording Date: October 17, 2013 Recording No.: 201310170106
8. 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 Homeowners Association Recording Date: April 15, 2009 Recording No.: 200904150064
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 DIGBY HEIGHTS, PHASE 1: Recording No: 200904150063
10. 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

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14601-KH

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11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 DIGBY HEIGHTS PHASE II: Recording No: 201109190087

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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3/3/22

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3/3/2022