

**When recorded return to:**  
Omar Ulisses Santos Cruz  
478 Barry Loop  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620053019

Escrow No.: 620053019

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard Kirk, also appearing of record as Richard W Kirk, and Christina Kirk, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Omar Ulisses Santos Cruz, an unmarried person

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

LOT 56, DIGBY HEIGHTS PH 1, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 15, 2009, UNDER AUDITOR'S FILE NO. 200904150063, 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): P128487 / 4984-000-056-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

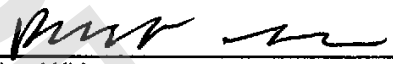

Affidavit No. 20224539

Nov 08 2022

Amount Paid \$7205.00  
Skagit County Treasurer  
By Lena Thompson Deputy

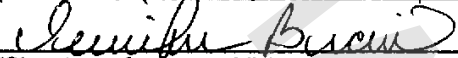
**STATUTORY WARRANTY DEED**  
(continued)

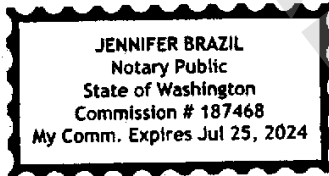
Dated: October 26, 2022

  
\_\_\_\_\_  
Richard Kirk  
  
\_\_\_\_\_  
Christina Kirk

State of Washington  
County of Skagit

This record was acknowledged before me on 11-3-2022 by  
Richard Kirk and Christina Kirk

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

1. 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

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Recording Date: April 17, 1902  
Recording No.: 39602

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. 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

3. Agreement and the terms and conditions thereof:

Executed by: 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  
Providing: Formation of L.I.D. to improve streets

4. City of Mount Vernon Ordinance No. 2829 and the terms and conditions thereof:

Recording Date: March 5, 1998  
Recording No: 9803050022

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 1, 2008  
Recording No.: 200812010104  
Affects: Portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

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

document:

In favor of: Puget Sound Energy, Inc., a Washington corporation  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: February 23, 2009  
 Recording No.: 200902230143  
 Affects: Portion of said premises

7. 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 the Plat of Digby Heights Phase I:

Recording No: 200904150063

8. 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2013  
 Recording No.: 201310170106

Notice of Assignment of Declarant Rights and the terms and conditions thereof:

Recording Date: October 17, 2013  
 Recording No.: 201310170106

9. 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

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

set forth below:

Imposed by: Digby Heights Homeowners Association  
 Recording Date: April 15, 2009  
 Recording No.: 200904150064

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

Granted to: Digby Heights Homeowner's Association, a Washington non-profit corporation  
 Purpose: Landscaping  
 Recording Date: January 20, 2011  
 Recording No.: 201101200093  
 Affects: A portion of Lots 1, 28, 56 and 144

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  
 Affects: Portion of said premises

12. Skagit County Right to Farm Disclosure and the terms and conditions thereof:

Recording Date: December 3, 2014  
 Recording No.: 201412030068

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Mt Vernon.
15. Assessments, if any, levied by Digby Heights Owner's Association.
16. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 08, 2022  
between Omar Ulisses Santos Cruz ("Buyer")  
Buyer Buyer  
and Christina Kirk Richard Kirk ("Seller")  
Seller Seller  
concerning 478 Barry Loop Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated  
Omar Ulisses Santos Cruz 10/08/2022  
Buyer Date

Authenticated  
Richard Kirk 10/09/22  
Seller Date

Buyer Date

Authenticated  
Christina Kirk 10/09/22  
Seller Date