

When recorded return to:
Jungbe Sangdong
409 Jeff Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235635

Feb 28 2023

Amount Paid \$8761.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

62053373

Escrow No.: 620053373

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tyler Beidelman and Deborah Beidelman, 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 Jungbe Sangdong, an unmarried person

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

LOT 109, DIGBY HEIGHTS PHASE III , ACCORDING TO THE PLAT THEREOF, RECORDED
SEPTEMBER 19, 2011, UNDER AUDITOR'S 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): P130972 / 6002-000-000-0109

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: February 16, 2023

Tyler Beidelman

Deborah BeidelmanState of WashingtonCounty of SkagitThis record was acknowledged before me on 2-16-2023 by Tyler Beidelman and Deborah Beidelman.

(Signature of notary public)

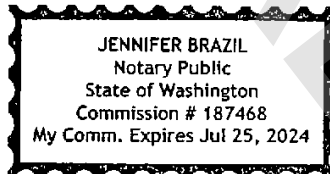
Notary Public in and for the State of WashingtonMy commission expires: 7-25-2024

EXHIBIT "A"

Exceptions

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

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

NOTE: This exception does not include present ownership of the above mineral rights.
3. Agreement, including the terms and conditions thereof; entered into;

By: City of Mount Vernon, a Municipal corporation of the State of Washington
And Between: Public Utility District No. 1, Skagit County, a Municipal corporation
Recorded: November 29, 1994
Recording No. 9411290004, records of Skagit County, Washington
Providing: Formation of L.I.D. to improve streets
4. Terms, conditions, and restrictions of that instrument entitled City of Mount Vernon Ordinance No. 2829;
Recorded: March 5, 1998
Auditor's No(s): 9803050022, records of Skagit County, Washington
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: 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. 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

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

7. 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

8. 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 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. 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

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

EXHIBIT "A"Exceptions
(continued)

document:

Granted to: Future lot owners
 Purpose: Private storm drainage and Mailbox easement
 Recording Date: February 4, 2011
 Recording No.: 201102040092

11. 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 DIGBY HEIGHTS PHASE II:

Recording No: 201109190087

12. 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 III:

Recording No: 201109190088

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

Recording Date: June 28, 2013
 Recording No.: 201306280066

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

Recording Date: April 28, 2016
 Recording No.: 201604280091

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

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 Jan 13, 2023
between Jungbe Sangdong ("Buyer")
and Tyler Beidelman ("Seller")
concerning 409 Jeff St 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.

Authenticator
Jungbe Sangdong 01/13/23
Buyer Date

Authenticator
Tyler A. Beidelman 12/31/2022
Seller Date

Authenticator
Deborah A. Beidelman 12/31/2022
Seller Date