

When recorded return to:

Kevin Reyes and Narleen Reyes  
404 Jeff Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236292

Apr 28 2023

Amount Paid \$8325.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-17993

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jessica A. Berg and Dylan Berg, a married couple, 22859 Lake Terrace Lane, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kevin Reyes and Narleen Reyes, a married couple

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

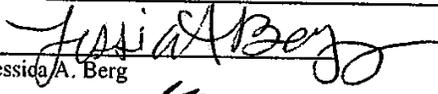
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lot 117, Digby Heights Phase III

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): P130980

Dated: 4-27-23

  
\_\_\_\_\_  
Jessica A. Berg

  
\_\_\_\_\_  
Dylan Berg

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17993-KH

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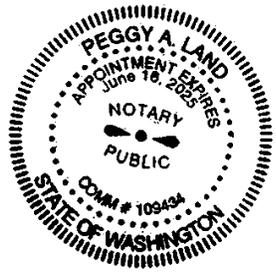
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of April, 2023 by Jessica A. Berg and Dylan Berg.

*Peggy A. Land*  
Signature

Notary  
Title

My commission expires: June 16, 2025



Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17993-KH

UNOFFICIAL DOCUMENT

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 404 Jeff Street, Mount Vernon, WA 98274  
Tax Parcel Number(s): P130980

**Property Description:**

Lot 117, Digby Heights Phase III, as per plat recorded September 19, 2011, under Auditor's File No. 201109190088, records of Skagit County, Washington.

**EXHIBIT B**

23-17993-KH

10. Reservation of minerals, as contained in Deed from W.M. Lindsey, ET UX, recorded on April 17, 1902 as Auditor's File No. 39602 (Volume 44 of Deeds, page 499).

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

SHORT PLAT NO. MV-12-94

Recorded:

November 7, 1994

Auditor's No.:

9411070053

12. TERMS AND CONDITIONS OF POWER OF ATTORNEY AND AGREEMENT REGARDING FORMATION OF LOCAL IMPROVEMENT DISTRICT:

Dated:

October 31, 1994

Recorded:

November 29, 1994

Auditor's No.:

9411290004

13. EASEMENT AND PROVISIONS THEREIN:

Grantee:

Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.

Dated:

November 20, 2008

Recorded:

December 1, 2008

Auditor's No.:

200812010104

Purpose:

Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

14. EASEMENT AND PROVISIONS THEREIN:

Grantee:

Puget Sound Energy, Inc., a Washington corporation

Dated:

February 13, 2009

Recorded:

February 23, 2009

Auditor's No.:

200902230143

Purpose:

"...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

15. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS

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AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Plat of Digby Heights, Phase I

Recorded:

April 15, 2009

Auditor's No.:

200904150063

16. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:

April 1, 2009

Recorded:

April 15, 2009

Auditor's No.:

200904150064

Executed By:

Cedar Heights, LLC

Said instrument was modified by instrument recorded April 13, 2012, under Auditor's File No. 201204130158.

#### NOTICE OF ASSIGNMENT OF DECLARANT RIGHTS

Recorded: October 17, 2013

Auditor's No.:

201310170106

To:

Burton Homes, Inc.

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Future Owners of Lots within Plat

Recorded:

February 4, 2011

Auditor's No.

201102040092

Purpose:

Private drainage and mailboxes

18. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Digby Heights Phase II

Recorded:

September 19, 2011

Auditor's No.:

201109190087

19. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Digby Heights Phase 3 recorded September 19, 2011 as Auditor's File

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No. 201109190088.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

20. Any tax, fee, assessments or charges as may be levied by Digby Heights Owners Association.