

When recorded return to:

Edward Garabedian and Kirsty Viviana Martinez
329 Barry Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250125

Jan 16 2025

Amount Paid \$11991.70

Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057908

Escrow No.: 620057908

STATUTORY WARRANTY DEED

THE GRANTOR(S) Taylor Ayubi, an unmarried person and Kyla Ayubi, an unmarried person, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Edward Garabedian and Kirsty Viviana Martinez, a married couple

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

LOT 43, DIGBY HEIGHTS, PHASE I, AS PER PLAT 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): P128483 / 4984-000-043-0000

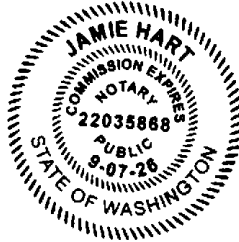
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/14/2025

Taylor Ayubi
Taylor Ayubi
Kyla Ayubi
Kyla Ayubi



State of Washington

County of Skagit

This record was acknowledged before me on 1/14/2025 by Taylor Ayubi.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

State of Washington

County of Skagit

This record was acknowledged before me on 1/14/2025 by Kyla Ayubi.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

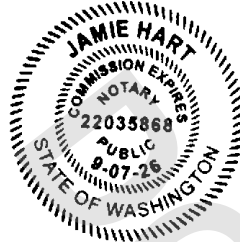


EXHIBIT "A"

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: Utility systems
 Recording Date: December 1, 2008 and February 23, 2009
 Recording No.: 200812010104
 Recording No.: 200902230143
 Affects: Portion of said premises

6. 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

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

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

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, its successors and assigns
Recording Date: April 15, 2009
Recording No.: 200904150064

9. 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

10. Declaration of Exclusive Use Easement and Maintenance Agreement and the terms and conditions thereof:

EXHIBIT "A"

**Exceptions
(continued)**

Recording Date: December 29, 2011
Recording No.: 201112290078

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Mt Vernon.
13. Skagit County Right to Farm Disclosure

Recording Date: November 22, 2013
Recording No.: 201311220094

14. City, county or local improvement district assessments, if any.