

202506180023

06/18/2025 10:22 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Jose Luis Barriga Rios and Melissa Badillo
218 Jeff Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251882
Jun 18 2025
Amount Paid \$8939.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23166-TB

THE GRANTOR(S) **Brittany Salazar, a married woman as her separate estate, who acquired title as Brittany Lawless, as her separate estate**, 14815 Washington Avenue Southwest, Lakewood, WA 98498,

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

in hand paid, conveys, and warrants to **Jose Luis Barriga Rios and Melissa Badillo, a married couple**

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

Lot 123, DIGBY HEIGHTS PHASE III, according to the plat thereof recorded September 19, 2011, as Auditor's File No. 201109190088, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 123, 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 "A" attached hereto

Tax Parcel Number(s): P130986/6002-000-000-0123

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Dated: 6/17/25

Brittany Lawless
Brittany Lawless

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 17th day of June, 2025, by Brittany Lawless.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27

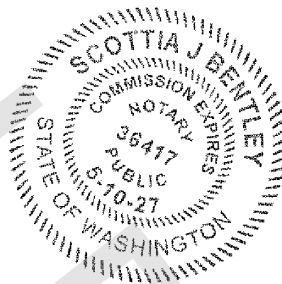


EXHIBIT A

25-23166-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. 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).
10. 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
11. TERMS AND CONDITIONS OF POWER OF ATTORNEY AND AGREEMENT REGARDING FORMATION OF LOCAL IMPROVEMENT DISTRICT:

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Dated: October 31, 1994
Recorded: November 29, 1994
Auditor's No.: 9411290004

12. 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.

13. 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..."

14. 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: Plat of Digby Heights, Phase I
Recorded: April 15, 2009
Auditor's No.: 200904150063

15. 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.

16. 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

17. 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

18. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies

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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 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".

End of Exhibit A