

**When recorded return to:**

Debbie Lynn Rimerman  
The Rimerman Scrivner Living Trust, dated July 16,  
2018  
3447 Barry Place  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260327

Feb 06 2026

Amount Paid \$9562.00  
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**  
*620060968*

Escrow No.: 620060968

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joan Cherotich Kosgei, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Debbie Lynn Rimerman and Melissa Ann Scrivner, Co-Trustees  
of The Rimerman Scrivner Living Trust, dated July 16, 2018

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 8, DIGBY HEIGHTS PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL  
15, 2009, UNDER RECORDING 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): P128448 / 4984-000-008-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 02/04/2026

Joan Cherotich Kosgei  
Joan Cherotich Kosgei

State of Washington  
County of Snohomish

This record was acknowledged before me by means of communication technology

on 02/04/2026 by Joan Cherotich Kosgei

TAYLOR K. SAMUEL  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 23035522  
COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel  
Notary Public  
My commission expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations as contained in instrument;

Recorded: April 17, 1902  
 Recording No.: 39602, records of Skagit County, Washington  
 Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife  
 As Follows: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same

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. Power of Attorney and 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  
 Auditor's No. 9411290004  
 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  
 Recording No.: 9803050022

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 1, 2008  
 Recording No.: 200812010104, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc., a Washington corporation  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects:

A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

**EXHIBIT "A"**

Exceptions  
(continued)

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, 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:

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. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 23, 2009  
Recording No.: 200902230143  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances

9. 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 I:

Recording No: 200904150063

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

10. 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
11. Skagit County Right to Farm Disclosure, and the terms and conditions thereof:  
Recording Date: October 25, 2013  
Recording No.: 201310250079
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by City of Mount Vernon.
14. City, county or local improvement district assessments, if any.
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.