

When recorded return to:
Dakota Austin Meldrum and Kornphakkhamon
Meldrum
326 Jeff Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260876
Mar 27 2026
Amount Paid \$8939.00
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
620061328

Escrow No.: 620061328

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Mohr and Fengli Mohr, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Dakota Austin Meldrum and Kornphakkhamon Meldrum, a
married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 118, DIGBY HEIGHTS PHASE III, REC NO. 201109190088

Tax Parcel Number(s): P130981 / 6002-000-000-0118

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3/26/26

Steven Mohr
Steven Mohr

Fengli Mohr
Fengli Mohr

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on 3-26-2026 by Steven Mohr and Fengli Mohr.

Lorrie J Thompson
(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 6-1-2028

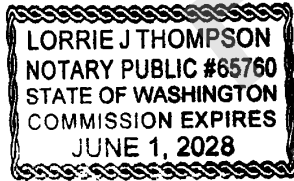


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130981 / 6002-000-000-0118

LOT 118, 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.

EXHIBIT "B"
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

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

Regarding: 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 granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Electric transmission and/or distribution line

Recording Date: December 1, 2008

Recording No.: 200812010104

Affects: Portion of said premises

6. 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

EXHIBIT "B"Exceptions
(continued)

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: February 23, 2009
 Recording No.: 200902230143
 Affects: Portion of said premises

7. 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

8. 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

Notice of Assignment of Declarant Rights was recorded on October 17, 2013 under Recording No. 201310170106

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012
 Recording No.: 201204130158

9. 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

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

Granted to: Digby Heights Homeowners Association
 Purpose: Landscaping

EXHIBIT "B"Exceptions
(continued)

Recording Date: January 20, 2011
Recording No.: 201101200093
Affects: Portion of lots 1, 28, 56 and 144 Digby Heights Phase I

11. 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
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Mount Vernon
Purpose: Private storm drainage
Recording Date: March 17, 2011
Recording No.: 201103170037
Affects: Lot 84 of Digby Heights Phase I
13. 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 II:
- Recording No: 201109190087
14. 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
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Mt Vernon.

EXHIBIT "B"

Exceptions
(continued)

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