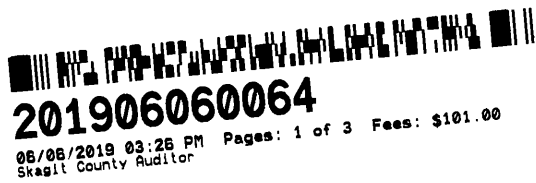


When recorded return to:

Peter M Nthiwa and Linet N Muhindi
319 Jeff Street
Mount Vernon, WA 98274



Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1900590M

CHICAGO TITLE
020038327

Statutory Warranty Deed

THE GRANTOR Houston Family, LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peter M Nthiwa and Linet N Muhindi, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
LT 105, DIGBY HEIGHTS PH 3, REC. NO. 201109190088, Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P130968 / 6002-000-000-0105

Dated June 4, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2173
JUN - 6 2019

Houston Family, LLC

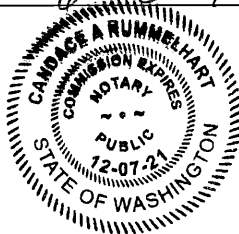
By: Matthew D. Johnson, Authorized Signer

Amount Paid \$ 6591.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson
he is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Authorized Signer of Houston Family, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-5-19



Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: 12-7-2021

EXHIBIT A

LOT 105, 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.

SUBJECT TO:

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 MOUNT VERNON SHORT PLAT NO. MV-12-94:

Recording No.: 9411070053

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

No determination has been made as to the current ownership or other matters affecting said reservations.

Agreement, including the terms and conditions thereof;

Between: 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

Terms, conditions, and restrictions of that instrument entitled City of Mount Vernon Ordinance No. 2829;

Recording Date: March 5, 1998
Recording No.: 9803050022

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

Recording Date: December 1, 2008
Recording No.: 200812010104
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

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

A Notice of Assignment of Declarant Rights was recorded on October 17, 2013 under recording number 201310170106.

Modification(s) of said covenants, conditions and restrictions

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

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Cedar Heights, LLC

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 1:

Recording No.: 200904150063

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

Recording Date: February 23, 2009

Recording No.: 200902230143

In favor of: Puget Sound Energy, Inc.

Regarding: Electric transmission and/or distribution line, together with necessary appurtenances

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Survey:

Recording No.: 200904150063

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

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

Recording Date: January 20, 2011

Recording No.: 201101200093

Affects: Portion of lots 1, 28, 56 and 144 Digby Heights Phase I

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

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 II:

Recording No.: 201109190087

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 III:

Recording No.: 201109190088

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.