

When recorded return to:

Mr. Michael T. Hunskor
2509 North Woods Loop Road
Mount Vernon, WA 98273



201307310088

Skagit County Auditor
7/31/2013 Page

1 of

\$73.00
2 1:45PM

Filed for Record at Request of
Jonathan Smith dba Advantage Escrow Service
Escrow Number: 12-0176AE

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

105936-1

THE GRANTORS Judith L. Hill and Bradley T. Hill, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael T. Hunskor, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 15, Plat of North Woods.

Tax Parcel Number(s): P120034

LOT 15, "PLAT OF NORTH WOODS", RECORDED FEBRUARY 13, 2003 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200302130139, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"

Dated July 22, 2013

Judith L. Hill

Bradley T. Hill

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133033

JUL 31 2013

STATE OF WASHINGTON
COUNTY OF King SS:

Amount Paid \$ 3209.00
By man Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Judith L. Hill and Bradley T. Hill

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/26/13

Printed name: Anne T. Erickson
Notary Public in and for the State of Washington
Residing at Arickland
My appointment expires: 6/15/17

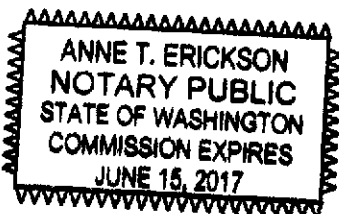


EXHIBIT "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: October 10, 2001
Recorded: November 6, 2001
Auditor's No: 200111060118
Purpose: "...utility systems for purposes of transmission,
distribution and sale of gas and electricity..."
Area Affected: Portion of the subject property

B. TERMS AND CONDITIONS OF CONSENT TO CHANGE OF GRADE:

Dated: October 24, 2001
Recorded: December 19, 2001
Auditor's No: 200112190134

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Dated: August 27, 2002
Recorded: September 6, 2002
Auditor's No: 200209060018
Purpose: "...utility systems for purposes of transmission,
distribution and sale of gas and electricity..."
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above-described property, being parallel and coincident with the boundaries of all private/public street and road rights-of-way.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: North Woods
Recorded: February 13, 2003
Auditor's No: 200302130139

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 13, 2003
Recorded: February 13, 2003
Auditor's No: 200302130140
Executed by: Dan R. Mitzel and Patricia R. Burkhard, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: March 11, 2013
Auditor's No.: 201303110164

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$216,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.



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