

When recorded return to:

Christopher P Kennedy  
2614 River Vista Lane #34B  
Mount Vernon, WA 98273



201411260082

Skagit County Auditor

\$75.00

11/26/2014 Page

1 of

4 2:03PM

POOR ORIGINAL

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

108335-1

THE GRANTOR(S) Hansell/Mitzel, 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 Christopher P. Kennedy and Catherine M. Kennedy, a married couple

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

Unit 34B, "NORTH HILL TOWNHOMES, Phase 1, A CONDOMINIUM", according to the Declaration thereof recorded under Auditor's File No. 200706260089, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20144511

NOV 26 2014

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

Tax Parcel Number(s): P126337, 4932-000-034-0100

Amount Paid \$ 5514.10  
Skagit Co. Treasurer  
By *man* Deputy

LPB 10-05(r)  
Page 1 of 2

Dated: 11/25/14

STATE OF California  
COUNTY OF Riverside

ss.

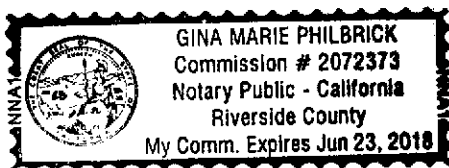
I certify that I know or have satisfactory evidence that Dan R. Mitzel

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed  
this instrument, on oath stated that he authorized to execute the instrument and acknowledge it  
as the managing member of  
Hansell/Mitzel, LLC to be  
the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 25, 2014

*Gina M. Philbrick*  
Notary name printed or typed: Gina M. Philbrick  
Notary Public in and for the State of California  
Residing at Palm Desert, CA  
My appointment expires:

June 23, 2018



LPB 10-05(r)  
Page 2 of 2



201411260082

Skagit County Auditor  
11/26/2014 Page

2 of

\$75.00

4 2:03PM

Exhibit A

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy  
Dated: May 11, 2004  
Recorded: May 14, 2004  
Auditor's No.: 200405140159  
Purpose: Underground facilities  
Area Affected: A 10 foot wide strip of land, the location of which is undisclosed

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

Dated: May 5, 2005  
Recorded: May 5, 2005  
Auditor's No.: 200505050093  
Executed By: Hansell Mitzel Homes LLC

**C. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: North Hill PUD  
Recorded: May 5, 2005  
Auditor's No.: 200505050094

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County Washington  
Recorded: June 1, 2007  
Auditor's No.: 200706010044  
Purpose: Water and Communication Line  
Area Affected: Portion of real estate under search

**E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Recorded: December 19, 2001  
Auditor's No.: 200112190136  
Regarding: Consent to Change of Grade regarding Francis Road

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



201411260082

Skagit County Auditor

11/26/2014 Page

3 of

4 2:03PM

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F. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: June 26, 2007  
Auditor's File No.: 200706260089

First Amendment to Declaration recorded December 22, 2008 under Auditor's File No. 200812220036.

Second Amendment to Declaration recorded January 5, 2009 under Auditor's File No. 200901050117 being a re-recording of Auditor's File No. 200812310101.

Third Amendment to Declaration recorded December 30, 2013 under Auditor's File No. 201312300088.

G. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of North Hill Townhouses, Phase I Condominium, or any amendment thereto, or under the bylaws adopted pursuant to said declaration, to the extent provided by R.C.W. 64.34.

H. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

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

Plat/Subdivision Name: North Hill Townhomes Phase I  
Recorded: June 26, 2007  
Auditor's No.: 200706260088

First Amendment to Survey Map and Plans recorded December 22, 2008 under Auditor's File No. 200812220037.

Second Amendment to Survey Map and Plans recorded December 31, 2008 under Auditor's File No. 200812310105.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington TV, Inc.  
Dated: August 27, 2007  
Recorded: May 23, 2008  
Auditor's No.: 200805230069  
Purpose: A broadband communications system

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201411260082  
Skagit County Auditor  
11/26/2014 Page

4 of

4

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