



201503310039

Skagit County Auditor \$74.00
3/31/2015 Page 1 of 3 10:27AM

When recorded return to:
Ronald Stuart Benson and Diane L. Benson
2615B River Vista Lane
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 108953

Statutory Warranty Deed

¹⁰⁸⁹⁵³
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Hansell/Mitzel L.L.C., 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 Ronald Stuart Benson and Diane L. Benson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Unit 33B, North Hill Townhomes Phase 1

Tax Parcel Number(s): P126335, 4932-000-033-0100

Unit 33B, "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

Dated 3/2015

Hansell Mitzel LLC dba Hansell Mitzel Homes

By: Daniel Mitzel, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015982
MAR 31 2015

Amount Paid \$ 5701.⁰⁰
Skagit Co. Treasurer
By Mam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Daniel Mitzel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged 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: 3/2015

Katie Hickok
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 1/07/2019

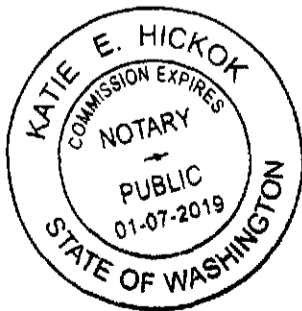


Exhibit A

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 AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy
Dated: October 23, 2001
Recorded: November 6, 2001
Auditor's No.: 200111060117
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: Two 5-foot wide strips of land
Affects: Lot 26

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

Dated: February 28, 1968
Recorded: April 9, 1968
Auditor's No.: 712213
Executed By: Seattle-First National Bank as Trustee, et al
Affects: That portion obtained from Judy Pedersen via Auditor's File No. 200410050029
Affects: Lot 26

F. 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.

G. 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.

H. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of North Hill Townhouses, Phase 1 Condominium, or any amendment thereto, or under the bylaws adopted pursuant to said declaration, to the extent provided by R.C.W. 64.34.

I. 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.

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

Plat/Subdivision Name: North Hill Townhomes Phase 1
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.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

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