

When recorded return to:

Donna Rak
2707 River Vista Loop
Mount Vernon, WA 98273



201510050124

Skagit County Auditor
10/5/2015 Page

1 of

4 3:45PM

\$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025054

CHICAGO TITLE

620025054

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christine L. Anderson, an unmarried woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Donna Rak, An unmarried person

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

Lot 11, PLAT OF NORTH HILL PUD, according to the plat thereof, recorded May 5, 2005, under
Auditor's File No. 200505050094, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122811, 4855-000-011-0000

Subject to:

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

Dated: October 2, 2015

Christine L. Anderson

Christine L. Anderson

20154074
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 05 2015

Amount Paid \$ 16413.80
By Skagit Co. Treasurer Deputy
NF

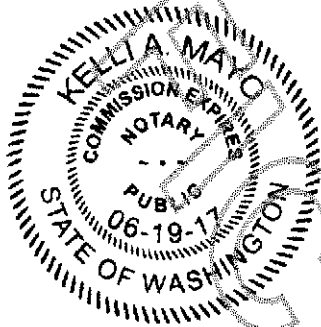
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Christie L. Anderson
is the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/he/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12/15/15



Kellie Mayo
Name: Kellie Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/17

EXHIBIT "A"

Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: April 18, 1968
Auditor's No(s): 712627, records of Skagit County, Washington
Executed By: Dorthea Anderson

Said instrument is a re-recording of instrument (s);
Auditor's No(s): 712212, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: November 12, 1981
Auditor's No(s): 8111120001, records of Skagit County, Washington
In favor of: Paul Hamburg and Flora Hamburg
For: Storm Drainage
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 6, 2001
Auditor's No(s): 200111060117, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Terms, conditions, and restrictions of that instrument entitled Consent to Change Grade;
Recorded: December 19, 2001
Auditor's No(s): 200112190136, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 14, 2004
Auditor's No.: 200405140159, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
6. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: October 5, 2004
Auditor's No(s): 200410050029, records of Skagit County, Washington
Executed By: Judy Peterson
As Follows:
The herein described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
7. 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 PLAT OF NORTH HILL PUD :
Recording No: 200505050094
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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

EXHIBIT "A"

Exceptions
(continued)

covenant or restriction is permitted by applicable law;

Recorded: May 5, 2005

Auditor's No(s): 200505050093, records of Skagit County, Washington

Executed By: Hansell Mitzel Homes LLC

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 5, 2005

Auditor's No(s): 200505050093, records of Skagit County, Washington

Imposed By: Hansell Mitzel Homes LLC

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

11. Assessments, if any, levied by City of Mount Vernon.

12. Assessments, if any, levied by The North Hill Homeowner's Association.