



201702280153

Skagit County Auditor

\$76.00

2/28/2017 Page

1 of

4 2:17PM

When recorded return to:  
 Kay M. Mitchell  
 2616 River Vista Lane Unit A  
 Mount Vernon, WA 98273

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: 113324

## Statutory Warranty Deed

113324

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Hansell / Mitzel LLC, a Washington limited liability corporation, subject to proceedings in the Bankruptcy Court of the Western District of the U.S. District Court of the State of Washington, at Seattle, under Cause No. 16-16311-TWD for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kay M. Mitchell, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 33A, North Hill Townhomes Phase 1

Tax Parcel Number(s): P126334, 4932-000-033-0000

Unit 33A, "NORTH HILL TOWNHOMES, PHASE 1, A CONDOMINIUM", according to the Map and Plans and the Declaration thereof, recorded under Auditor's File Nos. 200706260088 and 200706260089 and any amendments thereto, 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

2-27-17

Hansell Mitzel LLC

By: Dan Mitzel, Managing Member

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

2017 766

FEB 28 2017

Amount Paid \$ 6146.00

Skagit Co. Treasurer

By: [Signature] Deputy

STATE OF Washington

COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Dan 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:

2-27-17

Katie Hickok

Cheryl A. Froehlich

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2019

3/7/20

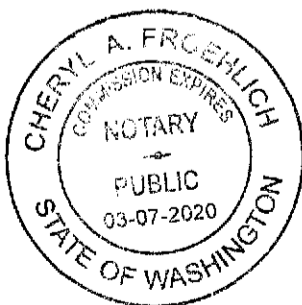


EXHIBIT 'A'  
SCHEDULE "B-1"

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. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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.

Fourth Amendment to Declaration recorded July 28, 2015, under Auditor's File No. 201507280086.

H. 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.

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. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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.

Third Amendment to Survey Map and Plans recorded January 5, 2017 under Auditor's File No. 201701050050. Said Third Amendment is a re-recording of instrument recorded under Auditor's File No. 201507280085.

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