

When recorded return to:
Cindy Valiquette
2503 A River Vista Place
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 115629



201803230010

Skagit County Auditor
3/23/2018 Page

1 of

\$77.00

4 10:23AM

Statutory Warranty Deed

115629
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR 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 Cindy Valiquette, a single person, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 37A, North Hill Townhouses, Phase 1, a condominium

Tax Parcel Number(s): P128225, 4978-000-037-0000

Unit 37A, "NORTH HILL TOWNHOMES, PHASE 1, A CONDOMINIUM", as per Survey Map and Plans recorded under Auditor's File No. 200812220037, and 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 3/22/18

Hansell Mitzel, LLC

By: [Signature]
Dan Mitzel, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/131

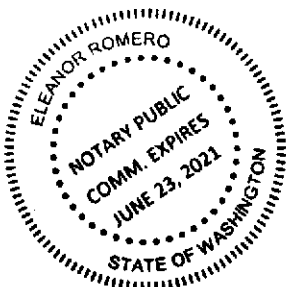
MAR 23 2018

Amount Paid \$ 0
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: 3/22/18



[Signature]
~~Katie Hickok~~ Eleanor Romero

Notary Public in and for the State of Washington

Residing at Washington

My appointment expires: 1/07/2019 6/23/2021

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. 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. 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.

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