



201806060089

06/06/2018 01:28 PM Pages: 1 of 4 Fees: \$77.00  
Skagit County Auditor

When recorded return to:  
Aubrey R. Hopkins and Sarah R. Hopkins  
2612 River Vista Lane  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 114610

**Statutory Warranty Deed**

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Walter J. Herrmann and Susan M. Herrmann, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Aubrey R. Hopkins and Sarah R. Hopkins, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.

Unit 32-A, North Hill Townhomes, Ph. 1, Condo.

Tax Parcel Number(s): P126333, 4932-000-032-0000

114610

Unit 32A of "NORTH HILL TOWNHOMES, PHASE 1 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 described in Exhibit "A" attached hereto

Dated 5-31-18

Walter Herrmann  
Walter J. Herrmann

Susan M. Herrmann  
Susan M. Herrmann

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2410  
JUN 06 2018

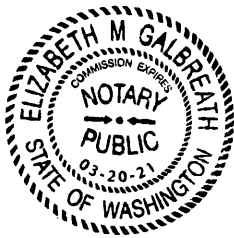
Amount Paid \$ 6,146.<sup>00</sup>  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Walter J. Herrmann and Susan M. Herrmann, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-31-18

Elizabeth Galbreath  
Printed Name: Elizabeth Galbreath  
Notary Public in and for the State of Washington  
Residing at Canaan Island  
My appointment expires: 3-20-21



**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.

Fifth Amendment to Declaration recorded March 2, 2018, under Auditor's File No.  
201803020016.

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