

When recorded return to:
Shelli A. Zaferin and Joseph S. Fortier
2715 River Vista Loop
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035122



201806250226

06/25/2018 03:57 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

CHICAGO TITLE CO.
6200 35122

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack L. Roy and Gloria Roy, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Shelli A. Zaferin and Joseph S. Fortier, a married couple

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

Lot 8, "Plat of North Hill PUD", according to the plat thereof, recorded May 5, 2005, under Skagit County Auditor's File No. 200505050094, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P122808 / 4855-000-008-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182761
JUN 25 2018

Amount Paid \$ 8014.11
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 19, 2018



 Jack L. Roy

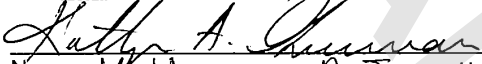


 Gloria Roy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jack L. Roy and Gloria Roy are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 21, 2018



 Name: Kathryn A. Freeman
 Notary Public in and for the State of WA
 Residing at: Snohomish CO
 My appointment expires: 9-01-2018

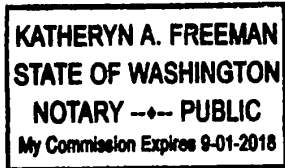


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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

2. 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 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

3. 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

4. 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

5. 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

6. 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.

EXHIBIT "A"

Exceptions
(continued)

- For: Electric transmission and/or distribution line, together with necessary appurtenances
7. Easement, including the terms and conditions thereof, reserved by instrument(s);
 Recorded: November 12, 1981
 Auditor's No(s): 811120001, records of Skagit County, Washington
 In favor of: Paul Hamburg and Flora Hamburg
 For: Storm Drainage
8. 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.
9. 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
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.