



**201902190122**

02/19/2019 01:39 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:  
Dennis R. Cole and Merle B. Cole  
2605 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.: 620037090

**CHICAGO TITLE**

620037090

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Albert R. Lyon and Linda J. Lyon, 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 Dennis R. Cole and Merle B. Cole, a married couple

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

Lot 21, "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 the County of Skagit, State of Washington

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

Tax Parcel Number(s): P122821 / 4855-000-021-0000

Subject to:

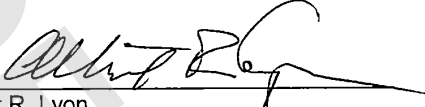
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

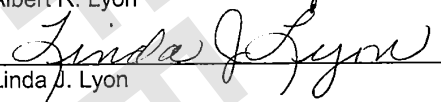
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019531  
FEB 19 2019

Amount Paid \$ 9,973.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 25, 2019

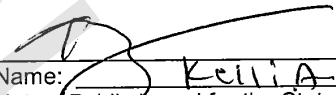
  
\_\_\_\_\_  
Albert R. Lyon

  
\_\_\_\_\_  
Linda J. Lyon

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Albert R. Lyon and Linda J. Lyon 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: 2/15/19

  
\_\_\_\_\_  
Name: Kellia Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/21

**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): 8111120001, 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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:  
  
 "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial

**EXHIBIT "A"**Exceptions  
(continued)

activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by The North Hill Homeowner's Association.