

When recorded return to:
Andrea L. White
118 North 6th Street Unit C
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.: 620040312

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5194

Nov 27 2019

Amount Paid \$4899.11
Skagit County Treasurer
By Diane Jones Deputy

CHICAGO TITLE

620040312

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cody Hansen and Elizabeth Hansen, 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 Andrea L. White, an unmarried person

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

UNIT 3-C, BUILDING 3, VERNON HEIGHTS CONDOMINIUM, ACCORDING TO THE
DECLARATION THEREOF RECORDED AUGUST 26, 1994 UNDER AUDITOR'S FILE NO.
9408260063, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 15 OF
PLATS, PAGES 189 THROUGH 194, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND
ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P105851 / 4635-003-003-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 15, 2019


Cody Hansen
Elizabeth HansenState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Cody Hansen and Elizabeth Hansen 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.

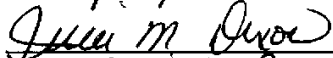
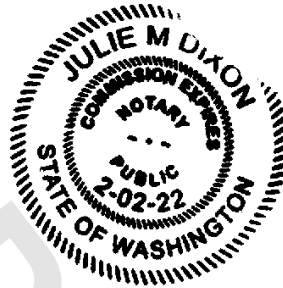
Dated: 11/27/19Name: Julie M DixonNotary Public in and for the State of WASHINGTONResiding at: Camano IslandMy appointment expires: 2/2/2020

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, created by instrument(s);
 Recorded: October 14, 1993
 Auditor's No(s).: 9310140068, records of Skagit County, Washington
 In favor of: City of Mount Vernon
 For: Ingress, egress, utilities and sewer lines
 Affects: Portions of said condominiums

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 8, 1993
 Auditor's No(s).: 9312080143, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: Utilities
 Affects: The East 10 feet of condominiums

3. 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 VERNON HEIGHTS CONDOMINIUM:

 Recording No: 9408260062

4. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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: August 26, 1994
 Auditor's No.: 9408260063, records of Skagit County, Washington

 Amended by instrument(s):

 Recorded: March 9, 1995
 Auditor's No.: 9503090036

 Recorded: May 4, 2009
 Auditor's No.: 200905040154

 Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto to the extent provided for RCW 64.34.

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

5. Terms, conditions, and restrictions of that instrument entitled Policy Resolution No. 1;
 Recorded: March 8, 1995
 Auditor's No(s): 9503080055, records of Skagit County, Washington
 In Favor of: Establishing book of resolutions

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

 Granted to: Comcast of Washington IV, Inc.
 Recording Date: March 8, 2010
 Recording No.: 201003080058
 Affects: Said premises and other property

7. 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 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

9. Assessments, if any, levied by City of Mount Vernon.

10. City, county or local improvement district assessments, if any.