

**When recorded return to:**

Suzanne Tronier  
3509 D Avenue, Unit E1  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620052225

Escrow No.: 620052225

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) D Hill Group, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Suzanne Tronier, an unmarried person

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

Unit E1, Skagit Commons, A Condominium, according to the Declaration thereof Recorded June  
21, 2022 under Auditor's File No. 202206210018, and Survey Map and Plans under Auditor's File  
No. 202206210017, records of Skagit County, Washington, and any Amendments thereto

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P136068 / 6094-000-026-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223844

Sep 16 2022

Amount Paid \$9349.44  
Skagit County Treasurer  
By Lena Thompson Deputy

# STATUTORY WARRANTY DEED (continued)

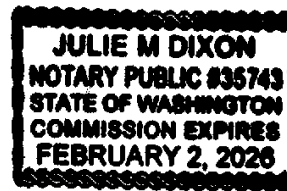
Dated: August 30, 2022

D Hill Group, LLC

BY: [Signature]  
Janice Carle  
Member

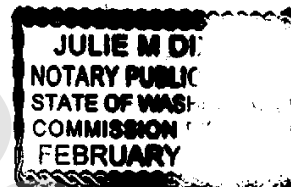
BY: [Signature]  
A.J. Kuntze  
Member

State of Washington  
County of Skagit



This record was acknowledged before me on 9/1/2022 by A.J. Kuntze, as  
Member, of D Hill Group, LLC.

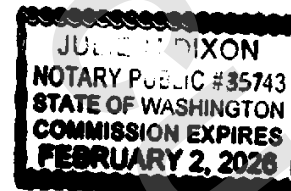
[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 2/2/2026



State of Washington  
County of Skagit

This record was acknowledged before me on 9/1/2022 by Janice Carle as  
Member, of D Hill Group, LLC.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 2/2/2026



**EXHIBIT "A"**  
**Exceptions**

1. Public or private easements, if any, over vacated portion of said premises.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Daniel W. Parsons  
Purpose: Ingress, egress and utilities  
Recording Date: June 11, 1987  
Recording No.: 8706110035  
  
Amended by Recording No. 200408170035
3. Agreement regarding water well, including the terms, covenants and provisions thereof  
  
Recording Date: July 2, 1987  
Recording No.: 8707020048
4. Agreement regarding encroachment, including the terms, covenants and provisions thereof  
  
Recording Date: November 14, 1990  
Recording No.: 9011140042
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Anacortes  
Purpose: sewer  
Recording Date: October 15, 1991  
Recording No.: 9110150077
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: November 1, 1991  
Recording No.: 9111010061
7. Road maintenance agreement, covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the

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

document

Recording Date: July 14, 1995  
Recording No.: 9507140095

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200504060098

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200503210106

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey for Boundary Line Adjustment:

Recording No: 202008280113

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Underground electric transmission and/or distribution system  
Recording Date: October 27, 2021  
Recording No.: 2110270011

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

**EXHIBIT "A"**

Exceptions  
(continued)

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 Skagit Commons Condominium:

Recording No: 202206210017

13. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 21, 2022

Recording No.: 202206210018

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by Skagit Commons Condominium Homeowners Association.
16. Assessments, if any, levied by Anacortes.
17. City, county or local improvement district assessments, if any.
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes, a Washington municipal corporation

Purpose: Utility easement for fiber infrastructure

Recording Date: August 2, 2022

Recording No.: 202208020032

Affects: an easement 10 feet in width, lying 5 feet on either side of the City of Anacortes Fiber Optic lines as now constructed, to be constructed, extended or relocated: ALSO an easement for all areas within a 5 foot perimeter of the exterior surface of all ground mounted vaults as now constructed, to be constructed, or relocated.

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

Granted to: Comcast Cable Communications Management, LLC

Purpose: broadband communications system

Recording Date: July 28, 2022

Recording No.: 202207280078

Affects: an undisclosed portion of said premises.