

When recorded return to:

Robert Halpern
Robert Halpern, Trustee of the Amended and
Restated Robert Halpern Trust U/A/D February 3,
2020
3509 D Avenue Unit B3
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE COMPANY
620053251

Escrow No.: 620053251

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 Robert Halpern, Trustee of the Amended and Restated Robert
Halpern Trust U/A/D February 3, 2020

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

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

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

UNIT B3, SKAGIT COMMONS, A CONDO

Tax Parcel Number(s): P136060 / 6094-000-018-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224862

Dec 14 2022

Amount Paid \$10487.04
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 2, 2022

D Hill Group, LLC

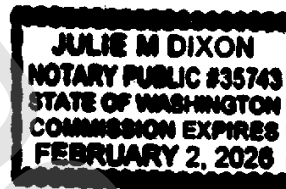
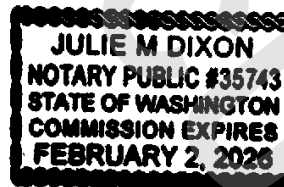
BY: [Signature]Tom Carpenter
MemberBY: [Signature]A.J. Kuntze
MemberState of WashingtonCounty of SkaagitThis record was acknowledged before me on 12/6/2022 by Tom Carpenter, as
Member, of D Hill Group, LLC.[Signature]
(Signature of notary public)Notary Public in and for the State of Washington
My appointment expires: 2/2/2026State of WashingtonCounty of SkaagitThis record was acknowledged before me on 12/6/2022 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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P136060 / 6094-000-018-0000

UNIT B3, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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
2. Agreement regarding water well, including the terms, covenants and provisions thereof

Recording Date: July 2, 1987
Recording No.: 8707020048
3. Agreement regarding encroachment, including the terms, covenants and provisions thereof

Recording Date: November 14, 1990
Recording No.: 9011140042
4. 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
5. 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
6. 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: July 14, 1995
Recording No.: 9507140095

EXHIBIT "B"**Exceptions
(continued)**

7. 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

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: 200503210106

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 for Boundary Line Adjustment:

Recording No: 202008280113

10. 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.: 202110270011

11. 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 Map and Plans:

EXHIBIT "B"**Exceptions
(continued)**

Recording No: 202206210017

12. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Entitled: Declaration of Condominium
 Recording Date: June 21, 2022
 Recording No.: 202206210018

13. Lien of assessments levied pursuant to the Declaration for Skagit Commons Condominiums to the extent provided for by Washington law.

14. 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.

15. 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.

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

17. Assessments, if any, levied by City of Anacortes.

EXHIBIT "B"

Exceptions
(continued)

18. Assessments, if any, levied by Skagit Commons Condominium Homeowners Association.
19. City, county or local improvement district assessments, if any.