

When recorded return to:

Charles H. Clark, IV
Charles H. Clark IV and Jenney Jerdén Whittier,
Co-Trustees of the Charles H. Clark IV and Jenney
J. Whittier Revocable Living Trust u/t/d 10/6/2001
PO Box 404
Vancouver, WA 98666

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20225033

Dec 29 2022

Amount Paid \$8025.58
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620053011

Escrow No.: 620053011

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 Charles H. Clark IV and Jenney Jerdén Whittier, Co-Trustees of
the Charles H. Clark IV and Jenney J. Whittier Revocable Living Trust u/t/d 10/6/2001

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

UNIT A201, 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.

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

Tax Parcel Number(s): P136048 / 6094-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: November 11, 2022

D Hill Group, LLC

BY: [Signature]

Tom Carpenter
Member

BY: [Signature]

A.J. Kuntze
Member

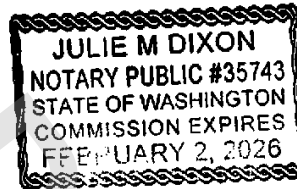
State of Washington

County of Skagit

This record was acknowledged before me on 11/17/2022 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: 2/2/2026



State of Washington

County of Skagit

This record was acknowledged before me on 11/17/2022 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

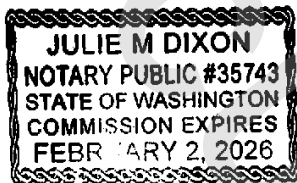


EXHIBIT "A"
Exceptions

1. 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 the Plat of Kellogg & Ford's addition:

Recording No: Volume 1, Page 41

2. Public or private easements, if any, over vacated portion of said premises.
3. 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

4. Agreement regarding water well, including the terms, covenants and provisions thereof
- Recording Date: July 2, 1987
Recording No.: 8707020048
5. Agreement regarding encroachment, including the terms, covenants and provisions thereof
- Recording Date: November 14, 1990
Recording No.: 9011140042
6. 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

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

Granted to: Puget Sound Power & Light Company

EXHIBIT "A"Exceptions
(continued)

Purpose: Electric transmission and/or distribution line
Recording Date: November 1, 1991
Recording No.: 9111010061

8. 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 document

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

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: 200504060098

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:

Recording No: 200503210106

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 for Boundary Line Adjustment:

Recording No: 202008280113

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

EXHIBIT "A"

Exceptions
(continued)

document:

Granted to: Puget Sound Energy, Inc.
Purpose: Underground electric transmission and/or distribution system
Recording Date: October 27, 2021
Recording No.: 202110270011

13. 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 Skagit Commons Condominium:

Recording No: 202206210017

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

15. Lien of assessments levied pursuant to the Declaration for Skagit Commons Condominium to the extent provided for by Washington law.
16. 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.

EXHIBIT "A"

Exceptions
(continued)

17. 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.
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Anacortes.