

**When recorded return to:**  
Robert A. Fitzgerald and Roseanna M. Fitzgerald  
2515 River Vista Ct Unit 40B  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20261056  
Apr 10 2026  
Amount Paid \$6869.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Chicago Title  
620061156

Title No.: 620061156  
Escrow No.: 245476986

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sabrina Bailey and Jeffrey Bailey, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys and warrants to Robert A. Fitzgerald and Roseanna M. Fitzgerald, a married  
couple

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 40-B, THIRD AMENDMENT TO SURVEY MAP AND PLANS FOR NORTH HILL  
TOWNHOMES, A CONDO

Tax Parcel Number(s): P132767, 6027-000-040-0200

Subject To:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 4/3/26

Sabrina Bailey by Jeffrey Bailey  
her attorney in fact  
Sabrina Bailey by Jeffrey Bailey, her attorney in fact

Jeffrey Bailey  
Jeffrey Bailey

State of Washington  
County of Pierce

This record was acknowledged before me on 04/03/26 by Jeffrey Bailey Individually and as Power of Attorney for Sabrina Bailey.

Kimberly Ann Brown  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 12/26/29



**EXHIBIT "A"**  
Legal Description

UNIT 40-B, "NORTH HILL TOWNHOMES, A CONDOMINIUM", ACCORDING TO THE DECLARATION THEREOF RECORDED JUNE 26, 2007 UNDER RECORDING NO. 200706260089, AND SURVEY MAP AND PLANS RECORDED IN RECORDING NO. 200706260088, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. 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

Recording No.: 712627, records of Skagit County, Washington

Executed By: Dorthea Anderson

Said instrument is a re-recording of Recording No. 712212, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: November 12, 1981

Recording No.: 8111120001, records of Skagit County, Washington

In favor of: Paul Hamburg and Flora Hamburg

For: Storm Drainage

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 6, 2001

Recording No.: 200111060117, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Terms, conditions, and restrictions of that instrument entitled Consent to Change Grade;

Recorded: December 19, 2001

Recording No.: 200112190136, records of Skagit County, Washington

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: May 14, 2004

Recording 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

6. 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

Recording No.: 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.

**EXHIBIT "B"**

## Exceptions

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 the Plat of North Hill PUD:

Recording No: 200505050094

8. 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.

Executed By: Hansell Mitzel Homes LLC

Recording Date: May 5, 2005

Recording No.: 200505050093

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: North Hill Homeowners Association

Recording Date: May 5, 2005

Recording No.: 200505050093

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

Granted to: Comcast of Washington

Purpose: Cable facilities

Recording Date: May 23, 2008

Recording No.: 200805230069

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 North Hill Townhomes, Phase 1, a Condominium:

Recording No: 200706260088

**EXHIBIT "B"**

## Exceptions

First Amendment to Survey Map and Plans for North Hill Townhomes, a Condominium recorded under Recording No. 200812220037.

Second Amendment to Survey Map and Plans for North Hill Townhomes, a Condominium recorded under Recording No. 200812310105.

Third Amendment to Survey Map and Plans for North Hill Townhomes, a Condominium recorded under Recording No. 201507280085.

Said Third Amendment to Survey Map and Plans for North Hill Townhomes, a Condominium was corrected by instrument recorded under Recording No. 201701050050.

Fifth Amendment to Survey Map and Plans for North Hill Townhomes, a Condominium recorded under Recording No. 201908280030.

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: North Hill Town Homes Phase 1  
Recording Date: June 26, 2007  
Recording No.: 200706260089

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 22, 2008  
Recording No.: 200812220036

Recording Date: January 5, 2009  
Recording No.: 200901050117

Said document is a re-recording of Recording No. 200812310101.

Recording Date: December 30, 2013  
Recording No.: 201312300088

Recording Date: July 28, 2015  
Recording No.: 201507280086

Recording Date: March 2, 2018  
Recording No.: 201803020016

Recording Date: August 28, 2019  
Recording No.: 201908280031

Statutory Warranty Deed (LPB 10-05)  
WA0000816.doc / Updated: 12.18.25

**EXHIBIT "B"**

Exceptions

13. Lien of assessments levied pursuant to the Declaration for North Hill Townhomes Owners Association to the extent provided for by Washington law.
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.