

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262638

Aug 17 2026

Amount Paid \$8849.11

Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Mark G. Dennis and Cindy Dennis
2515 River Vista Court, Unit A
Mount Vernon, WA 98273

Chicago Title
620062698

STATUTORY WARRANTY DEED

Reference: 26-135-NES

THE GRANTOR(S)

Robert E. Alford and Ruth M. Alford, Trustees of The Robert and Ruth Alford Living Trust dated March 28, 2019,

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)

in hand paid, conveys and warrants to

Mark G. Dennis and Cindy Dennis, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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

UNIT 40-A, THIRD AMENDMENT TO SURVEY MAP AND PLANS FOR NORTH HILL
TOWNHOMES, A CONDO, REC NO. 201507280085, BEING PTN OF TRACT A & LTS 26-28, PLAT
OF NORTH HILL PUD, REC NO. 200505050094.

Tax Parcel Number(s): P132766/6027-000-040-0100

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Dated: August 14, 2026

The Robert and Ruth Alford Living Trust dated March 28, 2019

By: Robert E. Alford
Robert E. Alford, Trustee

By: Ruth M. Alford
Ruth M. Alford, Trustee

STATE OF WASHINGTON
COUNTY OF Skagit

This record was acknowledged before me on this 14 day of August, 2026 by
Robert E. Alford and Ruth M. Alford, Trustees of The Robert and Ruth Alford Living Trust dated March 28,
2019.

Kyle Beam
Signature

Notary
Title

My commission expires: 9-11-27

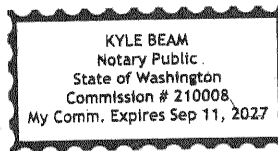


EXHIBIT A
LEGAL DESCRIPTION

UNIT 40-A, "THIRD AMENDMENT TO SURVEY MAP AND PLANS FOR NORTH HILL TOWNHOMES, A CONDOMINIUM", RECORDED AS AUDITOR'S FILE NO. 201507280085 AND CORRECTED BY AUDITOR'S FILE NO. 201701050050, AND ACCORDING TO THE FOURTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED JULY 28, 2015, UNDER AUDITOR'S FILE NO. 201507280086, AND ANY AMENDMENTS THERETO, TOGETHER WITH ANY RIGHTS APPURTENANT THERETO; SAID CONDOMINIUM BEING A PORTION OF TRACT "A" AND LOTS 26, 27 AND 28, "PLAT OF NORTH HILL PUD", AS PER PLAT RECORDED MAY 5, 2005 AS AUDITOR'S FILE NO. 200505050094.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit "B"

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

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

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

Terms, conditions, and restrictions of that instrument entitled Consent to Change Grade; Recorded: December 19, 2001 Recording No.: 200112190136, records of Skagit County, Washington.

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

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.

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

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.

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

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

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 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.

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

Lien of assessments levied pursuant to the Declaration for North Hill Townhomes Owners Association to the extent provided for by Washington law.

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

Assessments, if any, levied by Mt Vernon.

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