

When recorded return to:

Mr. and Mrs. Eric R. Hall
2519 River Vista Court
Mount vernon, Wa. 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 94372



200901140047
Skagit County Auditor

1/14/2009 Page 1 of 5 11:41AM

Statutory Warranty Deed

94372

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Hansell/Mitzel L.L.C. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eric R. Hall and Susan Wilson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): P122828, 2855-000-028-0000

Unit 39B, "NORTH HILL TOWNHOMES, PHASE I, A CONDOMINIUM", according to the Declaration thereof, recorded under Auditor's File No. 200706260089 and as amended by First Amendment recorded under Auditor's File No. 200812220036 and by Second Amendment recorded under Auditor's File No. 200901050117, which is a re-recording of Auditor's File No. 200812310101, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit A

Dated 1/12/2009

Hansell Mitzel Homes, LLC

By: Jeff Hansell, Managing Member

101
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 14 2009

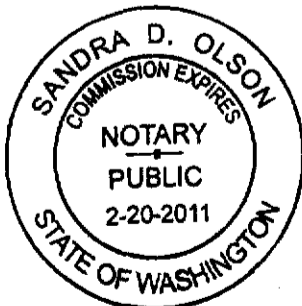
Amount Paid \$ 7925.11
Skagit Co. Treasurer
By *MM* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

See attached
Jeff Hansell, managing member

I certify that I know or have satisfactory evidence that Hansell/Mitzel L.L.C., the persons who appeared before me, and said person(s) acknowledged that he/she/they signed his instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-13-09



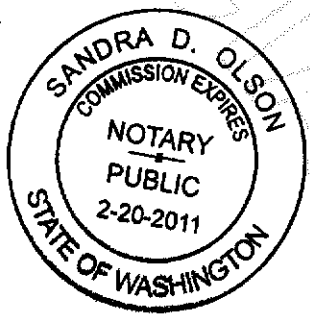
Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires: 2/20/2011

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Jeff Hansell the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Managing member of Hansell/Mittel LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 1-19-09

Sandra D. Olson



Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 2-20-2011

LPB-10

State of _____ }
County of _____ } SS:

I certify that I know or have satisfactory evidence _____ the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____



3-10

EXHIBIT "A"

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy
 Dated: May 11, 2004
 Recorded: May 14, 2004
 Auditor's No.: 200405140159
 Purpose: Underground facilities
 Area Affected: A 10 foot wide strip of land, the location of which is undisclosed

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 5, 2005
 Recorded: May 5, 2005
 Auditor's No.: 200505050093
 Executed By: Hansell Mitzel Homes LLC

C. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: North Hill PUD
 Recorded: May 5, 2005
 Auditor's No.: 200505050094

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy
 Dated: October 23, 2001
 Recorded: November 6, 2001
 Auditor's No.: 200111060117
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
 Location: Two 5-foot wide strips of land
 Affects: Lot 26

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 28, 1968
 Recorded: April 9, 1968
 Auditor's No.: 712213
 Executed By: Seattle-First National Bank as Trustee, et al
 Affects: That portion obtained from Judy Pedersen via Auditor's File No. 200410050029
 Affects: Lot 26



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F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: December 19, 2001
Auditor's No.: 200112190136
Regarding: Consent to Change of Grade regarding Francis Road

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

G. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: June 26, 2007
Auditor's File No.: 200706260089

First Amendment to Declaration recorded December 22, 2008 under Auditor's File No. 200812220036.

Second Amendment to Declaration recorded January 5, 2009 under Auditor's File No. 200901050117 being a re-recording of Auditor's File No. 200812310101.

H. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of North Hill Townhouses, Phase I Condominium, or any amendment thereto, or under the bylaws adopted pursuant to said declaration, to the extent provided by R.C.W. 64.34.

I. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

J. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: North Hill Townhomes Phase I
Recorded: June 26, 2007
Auditor's No.: 200706260089

Said matters include but are not limited to the following:

1. All land is subject to development rights set forth in the Declaration.
2. Phases may be withdrawn and/or added to the condominium.
3. Vertical unit boundaries are either the exterior surfaces of perimeter walls around the dwelling structure, or the center line of a party wall separating two adjacent dwelling structures.
4. Horizontal unit boundaries are the upper and lower legal limits of the land described herein.
5. Square footage of each unit is based on the area within the vertical boundaries, and is not the square footage of a structure within the unit. The square footage of dwelling structures as shown on the survey are calculated on the basis of the interior surface of the walls surrounding the dwelling structure.



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6. Unless otherwise specifically noted, improvements shown within units are not surveyed as built.

First Amendment to Survey Map and Plans recorded December 22, 2008 under Auditor's File No. 200812220037.

Second Amendment to Survey Map and Plans recorded December 31, 2008 under Auditor's File No. 200812310105.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Comcast of Washington IV, Inc.
Dated:	August 27, 2007
Recorded:	May 23, 2008
Auditor's No.:	200805230069
Purpose:	A broadband communications system



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