

When recorded return to:  
Eric Spencer and Maria Spencer  
2604 River Vista Loop  
Mount Vernon, WA 98273



201207310070  
Skagit County Auditor

7/31/2012 Page 1 of 4 1:58PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015560

CHICAGO TITLE  
620015560

### STATUTORY WARRANTY DEED

THE GRANTOR(S) MLEEK, LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Eric Spencer and Maria Spencer, husband and wife

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

Lot 30, REPLAT OF LOTS 1 AND 2, NORTH HILL PUD, LU-06-009, according to the plat thereof, recorded June 22, 2006, under Auditor's File No. 200606220127, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P124730, 4898-000-030-0000

Subject to: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 26, 2012

MLEEK, LLC

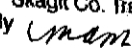
BY:

  
Mike Kooy  
Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122300

JUL 31 2012

Amount Paid \$ 4526.20  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WA

COUNTY of WHA TADM

I certify that I know or have satisfactory evidence that MIKE KODY

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of MIKE KODY to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-26-12

Marlin Du Bois  
Name: MARLIN DU BOIS  
Notary Public in and for the State of WA  
Residing at: B'HAL  
My appointment expires: 3-17-15

MARLIN DU BOIS  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
03-17-15



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**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF NORTH HILL PUD

Recording No: 200505050094

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: May 5, 2005

Auditor's No(s): 200505050093, records of Skagit County, Washington

Executed By: Hansell Mitzel Homes LLC

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 5, 2005

Auditor's No(s): 200505050093, records of Skagit County, Washington

Imposed By: Hansell Mitzel Homes LLC

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

Recorded: May 14, 2004

Auditor's 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

5. 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

Auditor's No(s): 712627, records of Skagit County, Washington

Executed By: Dortehea Anderson

Said instrument is a re-recording of instrument (s);

Auditor's No(s): 712212, records of Skagit County, Washington

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

Recorded: December 19, 2001

Auditor's No(s): 200112190136, records of Skagit County, Washington

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

Recorded: November 6, 2001

Auditor's No(s): 200111060117, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

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

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

Recorded: November 12, 1981

Auditor's No(s): 8111120001, records of Skagit County, Washington

In favor of: Paul Hamburg and Flora Hamburg

For: Storm Drainage



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**EXHIBIT "A"**  
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9. 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

Auditor's No(s): 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.

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 REPLAT OF LOTS 1 & 2 NORTH HILL PUD, LU-06-009:

Recording No: 2006060220127

11. Reservations contained in deed:

Recording Date: March 30, 2007

Recording No.: 200703300223

Regarding: Skagit County Right to Farm Ordinance

12. Right of any party interested to sue or petition to have set aside, modified or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant hereto, through which title to the Land is derived; and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing parties, or as a result of such suit or petition.

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

14. Assessments, if any, levied by City of Mount Vernon.

15. Assessments, if any, levied by The North Hill Homeowner's Association.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE:**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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