



Skagit County Auditor  
4/26/2013 Page 1 of 3 2:02PM \$74.00

When recorded return to:  
Matthew Bianconi and Emily Bianconi  
2718 River Vista Loop  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018470

CHICAGO TITLE  
620018470

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) MLEEK, 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 Matthew Bianconi and Emily Bianconi, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 19, PLAT OF NORTH HILL PUD, according to the plat thereof, recorded May 5, 2005, under  
Auditor's File No. 200505050094, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122819 / 4855-000-019-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620018470, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 24, 2013

MLEEK, LLC

BY: Michael Kooy  
Michael Kooy, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131489

APR 26 2013

Amount Paid \$ 5,968.<sup>00</sup>  
Skagit Co. Treasurer  
By Man Deputy

State of Washington  
County of Whatcom

I certify that I know or have satisfactory evidence that Michael Kooy  
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 Manager of MLEEK LLC to be the free and voluntary act of such party for the  
uses and purposes mentioned in the instrument.

Dated: 4/24/13

**JULIE A SEYLOR**  
STATE OF WASHINGTON  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES  
07-24-2016

Julie A Seylor  
Name: Julie A Seylor  
Notary Public in and for the State of WA  
Residing at: EVERSON  
My appointment expires: 7/24/16

**SCHEDULE "B"**  
Special Exceptions

**SPECIAL 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  
Auditor's No(s): 712627, records of Skagit County, Washington  
Executed By: Dorthea Anderson  
  
Said instrument is a re-recording of instrument (s);  
Auditor's No(s): 712212, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: November 12, 1981  
Auditor's No(s): 811120001, 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  
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
4. 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
5. 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
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  
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.
7. 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
8. 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



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## EXHIBIT "A"

### Exceptions

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

9. 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
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, if any, levied by The North Hill Homeowner's Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

### 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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4/26/2013 Page

3 of

3

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