



When recorded return to: Daniel R. Mitzel, Patricia R. Burklund and Donald G. and Patricia J. Debode Revocable Living Trust P.O. Box 1888 Mount Vernon, WA 98274

Recorded at the request of: Guardian Northwest Title File Number: 108214

Statutory Warranty Deed

108214-1 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Hansell/Mitzel L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel R. Mitzel and Patricia R. Burklund, husband and wife and Donald G. Debode and Patricia J. Debode, Trustees of the Donald G. and Patricia J. Debode Revocable Living Trust, dated August 16, 1994 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: as tenants in common Ptn. of Lot 28 North Hill PUD

Tax Parcel Number(s): P122828, 4855-000-028-0000

Lot 28, "PLAT OF NORTH HILL PUD", according to the plat thereof recorded May 5, 2005 under Skagit County Auditor's File No. 200505050094, records of Skagit County, Washington; TOGETHER WITH that portion of Tract "A" of said plat boundary adjusted to Lot 28 by deed recorded as Auditor's File No. 200812120070, records of Skagit County, Washington, EXCEPT Units 39A and 39B, "SECOND AMENDMENT TO SURVEY MAP AND PLANS FOR NORTH HILL TOWNHOMES, A CONDOMINIUM" and any appurtenant rights thereto.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 3-2-15

Hansell/Mitzel L.L.C. [Signature]

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2015660 MAR 04 2015

Amount Paid \$13,800.00

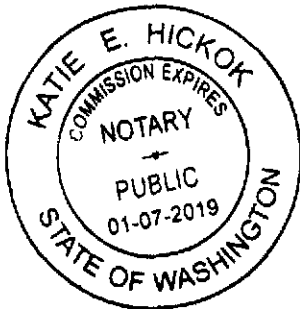
Skagit Co. Treasurer By [Signature] Deputy

STATE OF Washington } COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dan Mitzel is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Authorized Signor of Hansell/Mitzel LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-3-15

[Signature]



Katie Hickok Notary Public in and for the State of Washington Residing at , Washington My appointment expires: 1/07/2019

Exhibit A

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, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County Washington
Recorded: June 1, 2007
Auditor's No.: 200706010044
Purpose: Water and Communication Line
Area Affected: Portion of real estate under search

E. 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.

F. 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.

G. 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.

H. 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.

I. 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

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.

Third Amended to Survey Map and Plans recorded December 30, 2013 under Auditor's File No. 201312300088.

J. 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