



201509210105

When recorded return to:
Donald R. West, Jr.
2702 River Vista Loop
Mount Vernon, WA 98273

Skagit County Auditor \$75.00
9/21/2015 Page 1 of 4 3:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024794

CHICAGO TITLE
620024794 STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan M. Johansen, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Donald R. West, Jr., an unmarried person

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

Lot 15, 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 all that portion of Lot 16 of said PLAT OF NORTH HILL PUD, being more
particularly described as follows:

Beginning at the Southeast corner of Lot 15 of said Plat, common to Lot 16;
Thence North 34°50'37" West, along common lot line for Lots 15 and 16, a distance of 138.86 feet
to the Northwest corner of Lot 16, said point also being point on right-of-way and a point of
curvature from which the radius point bears South 53°45'55" East;
Thence along a curve to the right having a radius of 60.00 feet through a central angle of 1°36'29"
an arc distance of 1.68 feet;
Thence South 35°23'10" East, a distance of 141.03 feet to the intersection of the South line of Lot
16 from which the true point of beginning bears South 84°16'11" West, a distance of 3.36 feet;
Thence South 84°16'11" West, a distance of 3.36 feet to the true point of beginning.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P122815 / 4855-000-015-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 3824
SEP 21 2015

Amount Paid \$6,733.40
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 17, 2015

Susan M. Johansen
Susan M. Johansen

STATE of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Susan M. Johansen is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/21/15

Donna Lee Reed

Name: Donna Lee Reed
Notary Public in and for the State of: Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2015

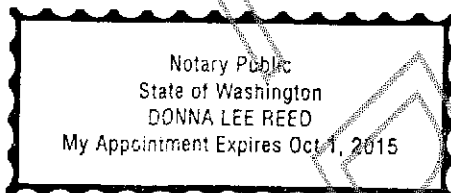


EXHIBIT "A"
Exceptions

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. 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

6. 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

7. 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

EXHIBIT "A"

Exceptions (continued)

8. 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.
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: April 18, 1968
Auditor's No(s): 712627, records of Skagit County, Washington
Executed By: Dortha Anderson

Said instrument is a re-recording of instrument (s);
Auditor's File No(s): 712212, records of Skagit County, Washington
10. Record of Survey:
Recorded: February 12, 2007
Auditor's No.: 200702120118
11. 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: February 12, 2007
Auditor's No(s): 200702120117, records of Skagit County, Washington
Executed By: Hanzell Mitzel LLC
As Follows: Said portion of Lot 16 will be recombined or reaggregated with contiguous Lot 15 of said plat, already owned by the Grantees herein. This boundary line adjustment is not for the purpose of creating an additional building lot.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by The North Hill Homeowners Association.
14. Assessments, if any, levied by City of Mount Vernon.