

When recorded return to:
Gregory T. Reed and JoDell Reed
2701 River Vista Loop
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 11110



Skagit County Auditor
4/29/2016 Page 1 of 2 3:50PM \$74.00

Statutory Warranty Deed

11110
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Hansell Mitzel Homes, LLC, 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 GREGORY T REED AND JODELL REED, A MARRIED COUPLE the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 14, North Hill PUD

Tax Parcel Number(s): P122814, 4855-000-014-0000

Lot 14, "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. 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 4-14-16

Hansell Mitzel LLC
[Signature]
By: Daniel Mitzel, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161689
APR 29 2016

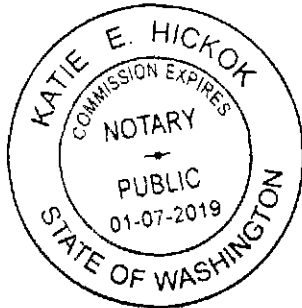
Amount Paid \$ 6573.20
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Daniel Mitzel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the authorized agent 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: 4-14-16

[Signature]



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

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111110
~~6-0-10~~

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 CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Paul Hamburg and Flora Hamburg, husband and wife
Recorded: November 12, 1981
Auditor's No.: 8111120001
For: Reserving from the above for storm drainage
Affects: Portion of West 1/2, Northeast 1/4, Southwest 1/4 of Section 9,
Township 34, Range 4
Affects: Lots 4 through 14

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

Recorded: December 19, 2001
Auditor's No.: 200112190136
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. Any tax, fee, assessments or charges as may be levied by North Hill Homeowners Association.