



201806080097

06/08/2018 03:35 PM Pages: 1 of 5 Fees: \$103.00 Skagit County Auditor

When recorded return to:  
Robert E. Alford and Ruth M Alford  
2515 River Vista Court Unit A  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115973

Statutory Warranty Deed

115973

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS 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, as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert E. Alford and Ruth M. Alford, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Unit 40A, North Hill Townhomes Condo

Tax Parcel Number(s): P132766, 6027-000-040-0100

SKAGIT COUNTY WASHINGTON SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX REAL ESTATE EXCISE TAX  
JUN 08 2018 JUN 08 2018  
Amount Paid \$2947 Skagit Co. Treasurer Deputy  
By M M

Unit 40-A, "Third Amendment To Survey Map And Plans For North Hill Townhomes, A Condominium," recorded as Auditor's File No. 201507280085 and corrected by Auditor's File No. 201701050050, and according to the Fourth Amendment to Condominium Ceclaration recorded July 28, 2015, under Auditor's File No. 201507280086, and any amendment thereto, TOGETHER WITH any rights appurtenant thereto; Said Condominium being a portion of Tract "A" and Lots 26, 27 and 28, "Plat of North Hill PUD," as per plat recorded May 5, 2005 as Auditor's File No. 200505050094. 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 6.8.18  
Daniel Mitzel

Patricia Burklund  
Patricia Burklund

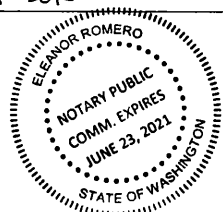
Donald G. DeBode & Patricia J. DeBode Revocable Living Trust  
By: Donald G. DeBode, Trustee

Patricia J. DeBode  
By: Patricia J. DeBode, Trustee

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donald and Patricia DeBode is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the trustees of Donald G. & Patricia J. Revocable Living Trust to be their free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6.8.2018



Eleanor Romero  
Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Washington Mt. Vernon  
My appointment expires: 1/07/2019 6/23/2021

Individual

STATE OF WASHINGTON

COUNTY OF Skagit

On this day personally appeared before me Daniel Mitzel + Patricia Drkand, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 8 day of June, 20 18.

Eleanor Romero

Notary Public residing at Mt. Vernon

Printed Name: Eleanor Romero

My Commission Expires:

6/23/2021



UNOFFICIAL DOCUMENT

**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. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Plat/Subdivision Name: North Hill PUD  
 Recorded: May 5, 2005  
 Auditor's No.: 200505050094

**D. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy  
 Dated: October 23, 2001  
 Recorded: November 6, 2001  
 Auditor's No.: 200111060117  
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
 Location: Two 5-foot wide strips of land  
 Affects: Lot 26

**E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: February 28, 1968  
 Recorded: April 9, 1968

Auditor's No.: 712213  
Executed By: Seattle-First National Bank as Trustee, et al  
Affects: That portion obtained from Judy Pedersen via Auditor's File  
No. 200410050029  
Affects: Lot 26

F. 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.

G. 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.

Third Amendment to Declaration recorded December 30, 2013, under Auditor's File No. 201312300088.

Fourth Amendment to Declaration recorded July 28, 2015, under Auditor's File No. 201507280086.

Fifth Amendment to Declaration recorded March 2, 2018, under Auditor's File No. 201803020016.

H. 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.

I. 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.

J. 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.: 200706260088

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 Amendment to Survey Map and Plans recorded January 5, 2017 under Auditor's File No. 201701050050. Said Third Amendment is a re-recording of instrument recorded under Auditor's File No. 201507280085.

K. 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