



201903260050

03/26/2019 01:22 PM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

When recorded return to:

Michael Leeson and Heidi Leeson
2515 River Vista Ct, #C
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald G. DeBode and Patricia J. DeBode, Trustees of Debode Revocable Living Trust and Daniel R. Mitzel and Patricia R. Burkland, husband and wife, ,

19-1772
GUARDIAN NORTHWEST TITLE CO.

for and in consideration of ten dollars and other valuable consideration

Mike

a married couple

in hand paid, conveys, and warrants to ~~Michael Leeson and Heidi Leeson, husband and wife~~

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
40-C of "Third Amendment To Survey Map And Plans For North Hill Townhomes, A Condominium"

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 described in Exhibit "B" attached hereto

Tax Parcel Number(s): P132768 & 6027-000-040-0300

Dated: 3-21-19

Debode Revocable Living Trust

By: *DG DeBode*
Donald G. DeBode, Trustee

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

Daniel R Mitzel
Daniel R. Mitzel

Patricia R Burkland
Patricia R. Burkland

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 1075
MAR 26 2019

Amount Paid \$ *6226.10*
Skagit Co. Treasurer
By *HB* Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Donald G. DeBode and Patricia J. DeBode, Trustees of DeBode Revocable Living Trust, ~~Daniel R. Mitzel and Patricia R. Burkund~~ 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 the instrument.

Dated: 15th day of March, 2019

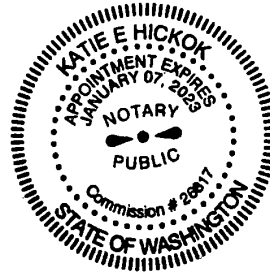


Signature



Title

My appointment expires: 1-7-23



STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that ~~Donald G. DeBode and Patricia J. DeBode, Trustees of DeBode Revocable Living Trust~~, Daniel R. Mitzel and Patricia R. Burklund 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 the instrument.

Dated: 26 day of March, 2019



Signature

Katie E. Hickok

Title

My appointment expires: 1-7-23

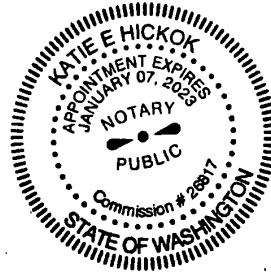


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2515 River Vista Court, Unit C, Mount Vernon, WA 98273

Tax Parcel Number(s): P132768 & 6027-000-040-0300

Property Description:

Unit 40-C, "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 Declaration 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.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1772-KH

Page 3 of 7

EXHIBIT B

19-1772-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. 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

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

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1772-KH

Page 4 of 7

Dated: May 5, 2005
Recorded: May 5, 2005
Auditor's No.: 200505050093
Executed By: Hansell Mitzel Homes LLC

11. 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

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. 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 North Hill PUD

13. 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

14. 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.

15. 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.

16. 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. The Company calls attention to

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1772-KH

Page 5 of 7

provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

17. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded June 26, 2007 as Auditor's File No. 200706260089 may be contained in the bylaws adopted pursuant to said Declaration.

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.

18. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, 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 Townhomes Phase 1
Recorded: June 26, 2007
Auditor's No.: 200706260088

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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.

19. 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

20. Any tax, fee, assessments or charges as may be levied by North Hill PUD Homeowner's Association.

21. 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.

Any tax, fee, assessments or charges as may be levied by North Hill Townhomes Owner's Association.