



201912170057

12/17/2019 10:37 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Giles F. Shepherd, III and Sue L. Shepherd
2521 A River Vista Court
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

19-3155

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Hansell/Mitzel, LLC, a Washington Limited Liability Company, ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Giles F. Shepherd, III and Sue L. Shepherd, a married couple

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:
Unit 38-A of North Hill Townhomes 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): P134946 & 6071-000-001-0000

Dated: 12/16/19

Hansell/Mitzel, LLC, a Limited Liability Company

By: [Signature]
Dan Mitzel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5429
DEC 17 2019

Amount Paid \$0
Skagit Co. Treasurer
By [Signature] Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

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/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Agent of Hansell/Mitzel, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10th day of December, 2019

[Handwritten Signature]
Signature

Notary
Title

My appointment expires: 1-7-23

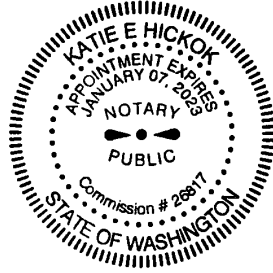


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2521 A River Vista Court, Mount Vernon, WA 98273
Tax Parcel Number(s): P134946 & 6071-000-001-0000

Property Description:

Unit 38-A "FIFTH AMENDMENT TO SURVEY MAP AND PLANS FOR NORTH HILL TOWNHOMES, A CONDOMINIUM" recorded as Auditor's File No. 201908280030, and according to Sixth Amendment to Condominium Declaration recorded August 8, 2019 as Auditor's File No. 201908280031 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3155-TO

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EXHIBIT B

19-3155-TO

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 05/14/2004, as Auditor's File No. 200405140158.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Hansell Mitzel Homes LLC, recorded 05/05/2005 as Auditor's File No. 2005050050093.

3. 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 named North Hill PUD recorded 05/05/2005 as Auditor's File No. 2005050500094.

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".

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 11/06/2001, as Auditor's File No. 200111060117.

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Seattle First NB as Trustee et al, recorded 04/09/1968 as Auditor's File No. 712213.

6. Regulatory notice/agreement regarding change of grade regarding Francis Road that may include covenants, conditions and restrictions affecting the subject property, recorded 12/19/2001 as Auditor's File No. 200112190136 .

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. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

7. 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 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

8. Terms, provisions, covenant, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration recorded 06/27/2007 as Auditor's File NO. 200706260089 may be contained in bylaws adopted pursuant to said Declaration. Said Declaration was amended by the following documents: First Amendment to Declaration recorded 12/22/2008 as Auditor's File No. 200812220036. Second Amendment to Declaration recorded 01/05/2009 as Auditor's File No. 200901050117 being rerecording of Auditor's File No. 20081231010101.

Third Amendment to Declaration recorded 12/30/2013 as Auditor's File No. 201312300088.

Fourth Amendment to Declaration recorded 07/28/2015 as Auditor's File No. 201507280086.

Statutory Warranty Deed

LPB 10-05

Fifth Amendment to Declaration recorded 03/02/2018 as Auditor's File No. 201803020016.
Sixth Amendment to Declaration recorded 8/28/2019 as Auditor's File No. 201908280031.

9. 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 named North Hill Townhomes Phase I recorded 06/26/2007 as Auditor's File 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".

Said Survey was amended by the following documents:

First Amendment to Survey Map and Plans recorded 12/22/2008 as Auditor's File No. 200812220037.
Second Amendment to Survey Map and Plans recorded 12/31/2008 as Auditor's File No. 2008121310105.
Third Amendment to Survey Map and Plans recorded 01/05/2017 as Auditor's File No. 201701050050; a rerecording of Auditor's File No. 201507280085.
Fifth Amendment to Survey Map and Plans recorded 08/28/2019 as Auditor's File No. 201908280030.
(There was no recorded Amendment labelled Fourth Amendment.

10. Easement, affecting a portion of subject property for the purpose of broadband communications system including terms and provisions thereof granted to Comcast of Washington IV, Inc. recorded 05/23/2008 as Auditor's File No. 200805230069