

When recorded return to:

Charles V. Jensen and Sandra A. Jensen
2507 River Vista Place, 36B
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2212
Jun 19 2020
Amount Paid \$6885.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-5780

Guardian NW Title 20-5780-TW

THE GRANTOR(S) Katie Hickok, as her separate estate, and Alison S. Hickok Egger, as her separate estate, 2609 River Vista Loop, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Sandra A. Jensen and Charles V. Jensen, wife and husband

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

Unit 36B, "NORTH HILL TOWNHOMES, PHASE 1, A CONDOMINIUM", as per Survey Map and Plans recorded under Auditor's File No. 200812220037, and according to the Map and Plans and the Declaration thereof, recorded under Auditor's File No's. 200706260088 and 200706260089 and any amendments thereto, records of Skagit County, Washington,

Abbreviated legal description: Unit 36B, North Hill Townhomes, Phase 1

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 "A" attached hereto

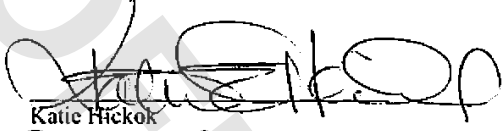
Tax Parcel Number(s): P128224 & 4978-000-036-0100

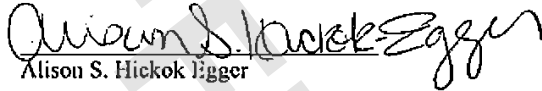
Statutory Warranty Deed
L.P.B 10-05

Order No.: 20-5780-TW

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Dated: 6-18-2020

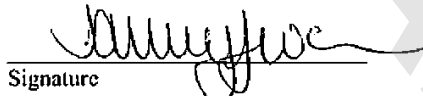

Katie Hickok


Alison S. Hickok Egger

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Katie Hickok and Alison S Hickok Egger 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: 18th day of June, 2020


Signature

Notary
Title

My appointment expires: 2/18/23

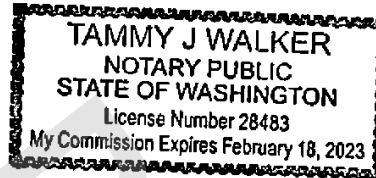


EXHIBIT A

20-5780-TW

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 May 14, 2004, as Auditor's File No. 200405140159.

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 May 5, 2005 as Auditor's File No. 200505050093.

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 May 5, 2005 as Auditor's File No. 200505050094.

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 November 6, 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 National Bank as Trustee, et al, recorded April 9, 1968 as Auditor's File No. 712213.

6. Regulatory notice/agreement regarding Consent to Change of Grade regarding Francis Road that may include covenants, conditions and restrictions affecting the subject property, recorded December 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, 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.

Said instrument has been amended and/or modified by instrument(s) recorded December 22, 2008, December 31, 2008, January 5, 2009, December 30, 2013, July 28, 2015, March 2, 2018, and August 28, 2019 as Auditor's File Nos. 200812220036, 200901050117, 200812310101, 201312300088, 201507280086, 201803020016, and 201908280031.

8. 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

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 1 recorded June 26, 2007 as Auditor's File No. 200706260088.

Statutory Warranty Deed
LFB 10-05

Said instrument has been amended and/or modified by instrument(s) recorded December 22, 2008, December 31, 2008, July 28, 2015, January 5, 2017, and August 28, 2019 as Auditor's File Nos. 200812220037, 200812310105, 201701050050, 201507280085, and 201908280030.

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 May 23, 2008 as Auditor's File No. 200805230069

11. Any tax, fee, assessments or charges as may be levied by North Hill Townhomes Owners Association.