

When recorded return to:

Irene E. Prokuski
2521 B River Vista Court
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

GNW 19-3156

THE GRANTOR(S) Hansell Mitzel LLC, a Limited Liability Company, 1111 Cleveland Avenue, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Irene E. Prokuski, an unmarried person

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 B of North Hill

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): P134947

Real Estate Excise Tax
Exempt

Dated: 7-28-2020

Skagit County Treasurer

Hansell Mitzel LLC, a Limited Liability Company

By Marissa Guerrero

By: [Signature]
Dan Mitzel, Authorized Agent

Affidavit No. 2020-2917

Date 08/03/2020

STATE OF WASHINGTON
COUNTY OF SKAGIT

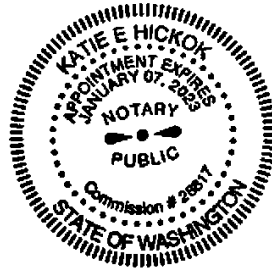
I certify that I know or have satisfactory evidence that Dan Mitzel is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Agent of Hansell Mitzel LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 28th day of July, 2020


Signature

Notary
Title

My appointment expires: 1-7-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2521 River Vista Court, Unit B, Mount Vernon, WA 98273
Tax Parcel Number(s): P134947

Property Description:

Unit 38-B "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.: 19-3156-KH

Page 3 of 6

EXHIBIT B
19-3156-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. 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.
3. (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.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. 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)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. 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)
8. 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)
9. 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)
10. 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.
11. 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3156-KH

Page 4 of 6

12. 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".

13. 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.

14. 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.

15. 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.

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 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, 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. 200812310101. 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. 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.

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 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".

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3156-KH

Page 5 of 6

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.

19. 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