

WHEN RECORDED RETURN TO:
Name: Reynaldo R. Padojinog Jr.
Address: 2717 River Vista Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1148
Mar 18 2021
Amount Paid \$8930.60
Skagit County Treasurer
By Marissa Guerrero Deputy

Escrow Number: 788704RT
Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Jeremy McCullough and Jamie McCullough, husband and wife for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Reynaldo R. Padojinog Jr., an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

**Lot7, "PLAT OF NORTH HILL PUD," as per plat recorded on May 5, 2005, under Auditor's File No.200505050094, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.**

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

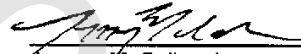
Abbreviated Legal: Lot 7, North Hill PUD.

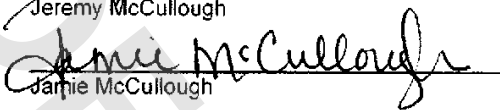
Tax Parcel Number(s): P122807 – 4855-000-007-0000

Dated: March 5th 2021

Signature and Notary follow on next page

This page is attached to and made a part of the Statutory Warranty Deed



Jeremy McCullough


Jamie McCullough

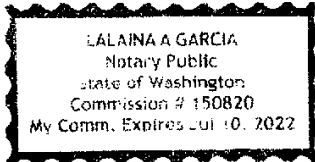
STATE OF Washington

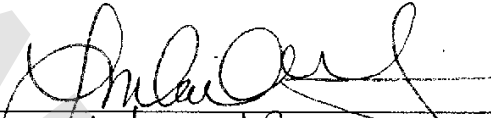
ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Jeremy McCullough and Jamie McCullough** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 17th 2021





Name: Lalaina A Garcia
Notary Public in the State of Washington
Residing in Snohomish County
My Commission Expires: 7/10/2022

Exhibit A

Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.

Matters relating to ALTA Extended Policy coverage and/or Homeowners Endorsement coverage have been cleared.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN CONTRACT, AS HERETO ATTACHED:

Recorded: April 9, 1968
 Auditor's No.: 712213
 Executed By: Seattle-First National Bank, Executor under the Will of Phil Anderson and Dorotha Anderson

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN CONTRACT, AS HERETO ATTACHED:

Recorded: April 18, 1968
 Auditor's No.: 712627
 Executed By: Seattle-First National Bank, Executor under the Will of Phil Anderson and Dorotha Anderson

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH.

For: Storm drainage
 Reserved By: Paul Hamburg and Flora Hamburg, husband and wife
 Instrument: Contract of sale recorded October 11, 1979, under Auditor's File No. 7910110039
 Affects: The North 20 feet and the East 20 feet of North Hill PUD

Exhibit A

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Gerald Hamburg and Marge A. Hamburg, husband and wife, Eugene R. Marble & Joan Marie Marble, husband and wife; Olaf A. Gildness and Gayle Gildness, husband and wife

Purpose: Storm drainage

Area Affected: Over and across the North 20 feet and the East 20 feet

Dated: October 3, 1979

Recorded: November 12, 1981

Auditor's No.: 8111120001

CONSENT TO CHANGE OF GRADE AND THE TERMS AND CONDITIONS THEREOF

Grantor: Gerald Hamburg and Marge A. Hamburg, husband and wife, Eugene R. Marble and Joan Marie Marble, husband and wife, and Olaf A. Gildness and Gayle Gildness, husband and wife

Grantee: City of Mount Vernon, a municipal corporation of the State of Washington

Dated: October 8, 2001

Recorded: December 19, 2001

Auditor's No.: 200112190136

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Area Affected:

Right of Way #1: A right of way 5 feet in width with 2 ½ feet on each side of a centerline described as follows: Beginning at a point on the Southeasterly margin of the above described property that is 77 feet Northeasterly of the most Southwest corner thereof, said point being on the Northwesterly margin of Francis Road; thence North 46°14'34" West, 15 feet to the terminus.

Right of Way #2: A right of way 5 feet in width and 2 ½ feet on each side of a centerline described as follows: Beginning at a point on the Southeasterly margin of the above described property that is 216 feet Northeasterly of the most Southwest corner thereof, said point being on the Northwesterly margin of Francis Road; thence North 31° West 15 feet to the terminus.

Dated: October 23, 2001

Recorded: November 6, 2001

Auditor's No.: 200111060117

Exhibit A**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company,
a Washington corporation

Purpose: The right to construct, operate, maintain, repair,
replace and enlarge an underground electric
transmission and/or distribution system

Area Affected: A strip of land 10 feet in width with 5 feet on
each side of the centerline of grantee's facilities
as now constructed, to be constructed, extended
or relocated lying within the above described
parcel.

Dated: May 11, 2004

Recorded: May 14, 2004

Auditor's No.: 200405140159

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE
FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: Plat of North Hill PUD

Recorded: May 5, 2005

Auditor's No.: 200505050094

**COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF
PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED**

Declaration Dated: May 5, 2005

Recorded: May 5, 2005

Auditor's No.: 200505050093

Executed By: Hansell Mitzel Homes LLC

COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: October 5, 2004

Auditor's File No.: 200410050029

As follows:

“The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.”

Exhibit A

NOTES ON THE FACE OF SAID REPLAT OF LOTS 1 AND 2 OF NORTH HILL PUD:

1. Subject to the declaration of covenants, conditions and restrictions as recorded under AFN 200505050093, which establishes ownership and maintenance responsibilities for the private drainage and sewer facilities, Tracts "A", "B" and "D" trails, landscaping and other common amenities that lie within the Plat of "North Hill" as shown on the Plat of North Hill PUD recorded under Auditor File Number 200505050094.
2. All lots within this subdivision shall be landscaped per previously approved PUD landscape plans.

EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Replat of Lots 1 and 2, North Hill P.U.D.
Purpose: Utilities, drainage and landscaping
Area Affected: Exterior 10 feet adjacent to streets

EASEMENT DEDICATED ON THE FACE OF THE PLAT:

PUD UTILITY EASEMENT

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the district to do all things necessary or proper in the construction and maintenance of a water and communication line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water and communication lines or other similar public services over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The grantor agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement.

Neither this policy nor any endorsement covers any loss or damage arising from any allegation that the use of the property lacks compliance with covenants, conditions or restrictions or federal or state law or ordinance regarding the cultivation, production or sale of hemp or hemp products.