

When recorded return to:

Sheila Jo Hauck, Trustee of The Sheila Jo Hauck Living Trust dated April 20, 2018
2509 River Vista Court, unit c
Mount Vernon, WA 98273

GNW 22-14920

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hansell Mitzel LLC, a Washington 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 Sheila Jo Hauck, Trustee of The Sheila Jo Hauck Living Trust dated April
20, 2018

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.

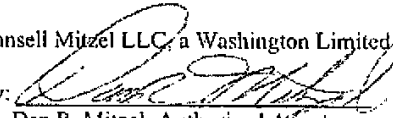
Abbreviated legal description: Property 1:
Unit 41-C, NORTH HILL TOWNHOMES, A CONDOMINIUM

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): P122828

Dated: 9.20.2022

Hansell Mitzel LLC, a Washington Limited Liability Company

By: 
Dan R. Mitzel, Authorized Agent

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20223887
Date 09/20/2022

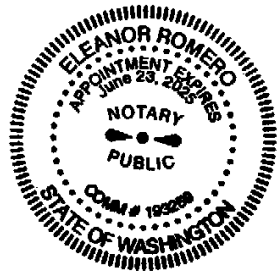
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 20th day of September, 2022 by Dan R. Mitzel as Authorized Agent of Hansell Mitzel LLC.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



UNOFFICIAL DOCUMENT

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2509 River Vista Court, Unit C, Mount Vernon, WA 98273
Tax Parcel Number(s): P122828

Property Description:

Unit 41-C, NORTH HILL TOWNHOMES, A CONDOMINIUM, according to the Amended and Restated Condominium Declaration recorded September 16, 2021, under Auditor's File No. 202109160046, and any amendments thereto, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

22-14920-KH

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, 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

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

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

12. 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

13. 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".

14. 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

15. 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

16. 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.

17. 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

18. 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.

19. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Amended and Restated Condominium Declaration and recorded September 16, 2021 as Auditor's File No. 202109160046 may be contained in the bylaws adopted pursuant to said Declaration.

First Amendment to Declaration recorded September 9, 2022 under Auditor's File No. 202209090093.

20. 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 I
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.

Fifth Amendment to Survey Map and Plans recorded August 28, 2019 under Auditor's File No. 201908280030.

Sixth Amendment to Survey Map and Plans recorded September 9, 2022 under Auditor's File No. 202209090092.

21. 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

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