## 202303230045

03/23/2023 03:21 PM Pages: 1 of 2 Fees: \$204.50 Skagit County Auditor

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX ZOZ35910 MAR 23 2023

After Recording Mail To: Andrew C. Schuh 1204 Cleveland Avenue Mount Vernon, WA 98273

Amount Paid \$ 1 Skagit Co. Treasurer

## **QUIT CLAIM DEED**

THE GRANTOR, Mary Ellen Hodgson, a widowed woman, for and in consideration of love and affection, conveys and quit claims to James Franklin Hallquist, a married man, as his separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor herein:

Legal Description:

LOT 32, PLAT OF BRITTWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 31 AND 32, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

	P100864 / 4578-000-032-00	01		
Dated: The: 3	day of March	, 2023. <b>/</b>	1	1
	•	Mare	Ellen	Hodgson
		Mary Ellen	lodgson	
State of Washington	)		1	•
County of Skagit	) ss )			

I certify that I know or have satisfactory evidence that Mary Ellen Hodgson is the person who appeared before me, acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

DATED: The 3 day of March

ANDREW C SCHUL NOTARY PUBLIC #197284 STATE OF WASHINGTON COMMISSION EXPIRES JANUARY 29. 2026

Andrew C. Schuh, Notary Public

My commission expires January 29, 2026.

## EXHIBIT "A" (Exceptions)

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 13, 1992

Auditor's No(s).; 9210130026, records of Skagit County, Washington In favor of: Public Utility District No. 1 of Skagit County

For: Water pipeline

Affects: The exterior 7 feet of the front boundaries of all lots in the plat of Brittwood.

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 9, 1991

Auditor's No.: 9112090089, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and /or distribution line, together with necessary

appurtenances.

Affects: Strip of land 10 feet in width across all lots, tracts and spaces within said plat

parallel and coincidental with the boundaries of all private and public street and

road right of ways.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable law, as set forth on PLAT OF BRITTWOOD:

Recording No: 9203270022

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: March 27, 1992

Auditor's No(s).: 9203270023, records of Skagit County, Washington

Executed By: Richard A. Hardt for Westside Associates, Limited Partnership

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 29, 2010 Recording No.: 201001290118

- 5. Assessments, if levied by City of Mount Vernon.
- 6. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.