

When recorded return to:
Kenneth Regier
2511 River Vista Place Unit B
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236989
Jun 22 2023
Amount Paid \$9010.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053589

CHICAGO TITLE CO.
6200 53589

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert J. Hitchcock and Martha J. Hitchcock, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kenneth Regier, an unmarried person and Roy Fentress, an unmarried person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

UNIT 35-B, "NORTH HILL TOWNHOMES, A CONDO"

Tax Parcel Number(s): P128222 / 4978-000-035-0100

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 6/15/2023

Robert J. Hitchcock
Robert J. Hitchcock

Martha J. Hitchcock
Martha J. Hitchcock

State of North Carolina
County of Onslow

This record was acknowledged before me on 06/15/23 by Robert J. Hitchcock and Martha J. Hitchcock.

Jenesis Ward
(Signature of notary public)

Notary Public in and for the State of North Carolina
My commission expires: 03/04/2026

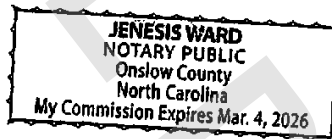


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128222 / 4978-000-035-0100

UNIT 35-B, "NORTH HILL TOWNHOMES, A CONDOMINIUM", ACCORDING TO THE DECLARATION THEREOF RECORDED JUNE 26, 2007 UNDER RECORDING NO. 200706260089, AND SURVEY MAP AND PLANS RECORDED IN RECORDING NO. 200706260088, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant 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 law;
Recorded: April 18, 1968
Recording No.: 712627, records of Skagit County, Washington
Executed By: Dorthea Anderson

Said instrument is a re-recording of Recording No. 712212, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: November 12, 1981
Recording No.: 8111120001, records of Skagit County, Washington
In favor of: Paul Hamburg and Flora Hamburg
For: Storm Drainage
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 6, 2001
Recording No.: 200111060117, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Terms, conditions, and restrictions of that instrument entitled Consent to Change Grade;
Recorded: December 19, 2001
Recording No.: 200112190136, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 14, 2004
Recording No.: 200405140159, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
6. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant 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 law;
Recorded: October 5, 2004
Recording No.: 200410050029, records of Skagit County, Washington
Executed By: Judy Peterson

EXHIBIT "B"**Exceptions
(continued)****As Follows:**

The herein described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of North Hill PUD:
- Recording No: 200505050094
8. 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: May 5, 2005
 Auditor's No(s): 200505050093, records of Skagit County, Washington
 Executed By: Hansell Mitzel Homes LLC
9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
- Imposed by: North Hill Homeowners Association
 Recording Date: May 5, 2005
 Recording No.: 200505050093
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Comcast of Washington
 Purpose: Cable facilities
 Recording Date: May 23, 2008
 Recording No.: 200805230069
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 state or federal laws, except to the extent that said covenant or restriction is permitted by applicable

EXHIBIT "B"Exceptions
(continued)

law, as set forth on North Hill Townhomes, Phase 1, a Condominium:

Recording No: 200706260088

First Amendment to Survey Map and Plans for North Hill Townhomes, a Condominium recorded under Recording No. 200812220037.

Second Amendment to Survey Map and Plans for North Hill Townhomes, a Condominium recorded under Recording No. 200812310105.

Third Amendment to Survey Map and Plans for North Hill Townhomes, a Condominium recorded under Recording No. 201507280085.

Said Third Amendment to Survey Map and Plans for North Hill Townhomes, a Condominium was corrected by instrument recorded under Recording No. 201701050050.

Fifth Amendment to Survey Map and Plans for North Hill Townhomes, a Condominium recorded under Recording No. 201908280030.

12. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: North Hill Town Homes Phase 1
Recording Date: June 26, 2007
Recording No.: 200706260089

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 22, 2008
Recording No.: 200812220036

Recording Date: January 5, 2009
Recording No.: 200901050117

Said document is a re-recording of Recording No. 200812310101.

Recording Date: December 30, 2013
Recording No.: 201312300088

EXHIBIT "B"Exceptions
(continued)

Recording Date: July 28, 2015
Recording No.: 201507280086

Recording Date: March 2, 2018
Recording No.: 201803020016

Recording Date: August 28, 2019
Recording No.: 201908280031

13. Lien of assessments levied pursuant to the Declaration for North Hill Townhomes Owners Association to the extent provided for by Washington law.
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by Mt Vernon.
16. City, county or local improvement district assessments, if any.
17. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."