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03/08/2024 12:29 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249832

Mar 08 2024

Amount Paid \$10861.40
Skagit County Treasurer
By Shannon Burrow Deputy

When recorded return to:

Lynn C Conver and Jeannette L Conver
2721 River Vista Loop
Mount Vernon, WA 98273

211298-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack E. Verduin and Kari Verduin, a married couple

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Lynn Conver and Jeannette Conver, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

See "Exhibit A" attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Ptn Lot 5, North Hill PUD

Tax Parcel Number(s): 4855-000-005-0000/P122805

LPB 10-05

Dated: 03/02/2024

Kari Verduin

Kari Verduin

Jack E. Verduin

Jack E. Verduin

State of Washington

County of Skaagst

This record was acknowledged before me on 03/02/2024 by Kari Verduin; Jack E. Verduin.

Jennie L. Andrews

Notary Public In for WA state
Jennie L. Andrews

My commission expires: 03/08/2024

Resides in: Island County

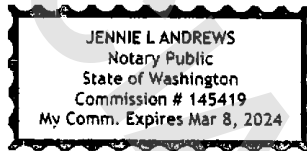


EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

LOT 5, OF THE PLAT OF "NORTH HILL PUD" APPROVED APRIL 28, 2005 AND RECORDED MAY 5, 2005, UNDER SKAGIT COUNTY AUDITOR FILE NUMBER 200505050094, BEING IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

EXCEPT THAT PORTION OF LOT 5 OF SAID PLAT OF NORTH HILL PUD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE NORTH 00°15'09" EAST ALONG THE EAST LINE THEREOF 3.16 FEET;
THENCE NORTH 89°46'17" WEST A DISTANCE OF 124.14 FEET TO THE WESTERLY LINE OF SAID LOT 5;
THENCE SOUTHERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS SOUTH 86°05'09" EAST 25.00 FEET THROUGH A CENTRAL ANGLE OF 7°08'06" AN ARC DISTANCE OF 3.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE SOUTH 89°44'51" EAST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 124.14 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit B

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

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

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 Mitzei 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."

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.

Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on May 21, 2008 under Auditor's File No. 200805210037. Reference is made to said document for full particulars.

Boundary Line Adjustment #Mount Vernon Boundary Line Adjustment No. LU08-029 with Skagit County as recorded May 21, 2008 under Auditor's File No. 200805210038.

Municipal assessments and impact fees, if any, levied by City of Mount Vernon.

Assessments, if any, due and owing The North Hill Homeowners Association.