

When recorded return to:

Jessica Stephens and Charles Stephens
2507 River Vista Place UNIT B
Mount Vernon, WA 98273-8642

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251983

Jun 26 2025

Amount Paid \$9686.60
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23444-TB

THE GRANTOR(S) **Sandra A. Jensen and Charles V. Jensen, a married couple**, 18131 Moores Garden Road,
Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Jessica Stephens and Charles Stephens, a married couple**

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

Unit 36B, "NORTH HILL TOWNHOMES, PHASE 1, A CONDOMINIUM", as per Survey Map and Plans
recorded under Auditor's File No. 200812220037, and according to the Map and Plans and the Declaration thereof,
recorded under Auditor's File No's. 200706260088 and 200706260089 and any amendments thereto, records of
Skagit County, Washington,

Abbreviated legal description: Property 1:
Unit 36B, North Hill Townhomes, Phase 1

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 "A"
attached hereto

Tax Parcel Number(s): P128224/4978-000-036-0100

Statutory Warranty Deed
LPB 10-05

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Dated: 6/23/2025

Sandra A. Jensen
Sandra A. Jensen

Charles V. Jensen
Charles V. Jensen

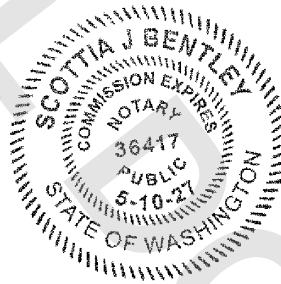
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 23rd day of June, 2025, by Sandra A. Jensen and Charles V. Jensen.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



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EXHIBIT A

25-23444-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
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. 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

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

Dated:

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

11. 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

12. 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

13. 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

14. 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

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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.

15. 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"

16. 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.

17. 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.

18. 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 1
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.

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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.

19. 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

End of Exhibit A