

AFTER RECORDING MAIL TO:
Dennis J. Tiepelman
2720 Club Court Drive #108
Mount Vernon, WA 98273

200202280242
Skagit County Auditor
2/28/2002 Page 1 of 4 3:55PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-99713-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Dale W. Thompson, Marilyn Thompson, Eric Thompson
Grantee(s): Dennis J. Tiepelman, Thelda H. Tiepelman
Abbreviated Legal: Lot 108, NORTHRIDGE ESTATES CONDOMINIUMS, records of Skagit County, WA
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4417-000-108-0000/P81941

THE GRANTOR DALE W. THOMPSON and MARILYN THOMPSON, husband and wife; and ERIC THOMPSON, ~~a single man~~ husband of Joanne Kennerley for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DENNIS J. TIEPELMAN and THELDA H. TIEPELMAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

842
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 28 2002

Amount Paid \$ 1602.00
Skagit Co. Treasurer
By Ln Deputy

Dated this 26th day of February, 2002

By Dale W. Thompson By Eric Thompson
By Marilyn Thompson By Joanne Kennerley
STATE OF WASHINGTON } SS:
County of Skagit }

I certify that I know or have satisfactory evidence that Eric Thompson & Joanne Kennerley is the persons who appeared before me, and said person 3 acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: February 28, 2002

Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



Exhibit A

Apartment Unit 108, "NORTHRIDGE ESTATES CONDOMINIUM," as shown "Survey and Floor Plans filed February 22, 1980 under Auditor's File No. 8002220034, in Volume 12 of Plats, pages 91 to 98, inclusive, and as identified by Declaration recorded under Auditor's File No. 8002220033 and as further identified by Amendments of Declaration recorded February 8, 1982 and October 1, 1984 under Auditor's File Nos. 8202080028 and 8410010003, respectively. (Said condominium being all of Tract "C" and a portion of Tract "D" of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1," as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington; the legal description being Parcels "A" and "E" set forth in Article 5 of said Declaration recorded under Auditor's File No. 8002220033.)

TOGETHER WITH an undivided 2.41% interest in the common and limited common areas within said condominium, as set forth in said Declaration recorded under Auditor's File No. 8002220033, the First Amendment to Declaration recorded under Auditor's File No. 8410010003, and shown on said "Survey and Floor Plans."

TOGETHER WITH a non-exclusive and exclusive use of the common areas and limited common areas as set forth in said Declaration recorded under Auditor's File No. 8002220033.

AND TOGETHER WITH right to use that certain additional uncovered parking space under the terms of Articles 5 & 7 of said Declaration recorded under Auditor's File No. 8002220033, and delineated on the "Survey and Floor Plans," and as the same exists on the ground.

Situate in the County of Skagit, State of Washington.

STATE OF Arizona }
County of Maricopa } SS:

I certify that I know or have satisfactory evidence that Dale W. Thompson & Marilyn Thompson is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

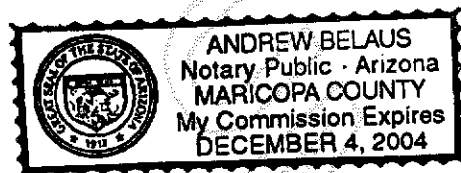
Dated: February 27, 2002

Andrew Belaus

Notary Public in and for the State of Arizona

Residing at Surprise, AZ

My appointment expires: 12-4-2004



200202280242
Skagit County Auditor

EXCEPTIONS:

A. Utility easements of various widths, as delineated on the face of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington.

B. Provisions as set forth in the dedication of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington, as follows:

"...The right to make all necessary slopes for cuts and fills upon the lots and blocks on this Plat in the original and reasonable grading of the streets shown herein."

C. Easement provisions as set forth on the face of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington, as follows:

"An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power and Light Co., Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co. and their respective successors or assigns under and upon the exterior (7) seven feet (41 foot roads) and (10) ten feet (41 foot roads), parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities."

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Ingress, egress and utilities
Disclosed By: Instrument recorded August 1, 1979, under Auditor's File No. 7908010044
Affects: A strip of land 7 feet and 10 feet in width, as delineated on the face of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington.
(Affects Tract "C" of said "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1")

E. Terms, provisions and limitations contained in Horizontal Property Regimes Act, Chapter 156, Laws of 1963, "R.C.W. 64.32", as amended.

- Continued -



LTC-SC-2



200202280242
Skagit County Auditor

2/28/2002 Page 3 of 4 3:55PM

EXCEPTIONS CONTINUED:

F. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded under Auditor's File Nos. 8002220033, records of Skagit County, Washington. By instrument recorded under Auditor's File No. 8112180012, the terms of said Declaration were modified.

G. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions in Recreational Facilities Agreement For Northridge Estates Condominium, recorded March 2, 1983, under Auditor's File No. 8303020029.

H. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Amendment of Declaration recorded February 8, 1982, October 1, 1984, August 12, 1985, September 5, 1986, September 1, 1987, January 10, 1989, November 13, 1989, March 9, 1990, November 14, 1990 and January 14, 1991, Auditor's File Nos. 8202080028, 8410010003, 8508120022, 8609050017, 8709010046, 8901100091, 8911130095, 9003090090, 9011140055, and 9101140051 respectively, records of Skagit County, Washington.

