

AFTER RECORDING MAIL TO:  
Susan M. Lange  
2730 Club Court #111  
Mount Vernon, WA 98273



200207050005

Skagit County Auditor

7/5/2002 Page 1 of 3 8:45AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-101445-E

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Cathy J. Ruschmann  
Grantee(s): Susan M. Lange  
Abbreviated Legal: Lot 111, NORTHRIDGE ESTATES CONDOMINIUMS, records of Skagit County, WA  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4417-000-111-0005/P81944

**THE GRANTOR CATHY J. RUSCHMANN**, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Susan M. Lange, a single person the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.

3001  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUL 05 2002

Dated this 21st day of June, 2002

By Cathy J. Ruschmann  
Cathy J. Ruschmann  
By Charlene A. Ovenell  
attorney in fact

Amount Paid \$ 1,753.30  
Skagit County Treasurer  
By: DL Deputy

STATE OF WASHINGTON }  
County of Skagit }

SS:

On this 2nd day of July, 2002 before me personally appeared Charlene Ovenell, who executed the within instrument as Attorney in Fact for Cathy J. Ruschmann

and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed as attorney in fact for Cathy J. Ruschmann

for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Cathy J. Ruschmann

is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



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

Exhibit A

Apartment Unit 111, "NORTHRIDGE ESTATES CONDOMINIUM", as shown on "Survey and Floor Plans", filed respectively, under Auditor's File Nos. 8901100090, 8709010045, 8609050016, 8508120021, 8409210028 and 8405310048, in Volume 14 of Plats, pages 65 and 66, in Volume 14 of Plats, pages 40 and 41, in Volume 14 of Plats, pages 22 and 23, in Volume 14 of Plats, pages 12 and 13, in Volume 13 of Plats, pages 113 to 115, inclusive, and in Volume 13 of Plats, pages 97 to 105, inclusive, and as identified by Declaration recorded under Auditor's File No. 8901100091, being an amendment of Declarations recorded under Auditor's File Nos. 8709010046, 8609050017, 8508120022, 8002220033, 8202080028, 8405310049 and 8410010003, intended for single family residential use.

(Said condominium being a portion 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", "C" and "E" set forth in Article 5 of said Declaration recorded under Auditor's File No. 8002220033.)

TOGETHER WITH an undivided .0208 percentage interest in the common and limited common areas within said condominium as set forth in Declaration under Auditor's File No. 8901100091, 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. 8901100091.

Situate in the City Mount Vernon, County of Skagit, State of Washington.

*ce*



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 (60 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.

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 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.

CO



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Skagit County Auditor