

AFTER RECORDING MAIL TO:
Linda M. Erickson
2610 Firwood Lane
Mount Vernon, WA 98273



200212180005
Skagit County Auditor

12/18/2002 Page 1 of 2 8:43AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 104221-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Astrid Regine Jones
Grantee(s): Linda L. Erickson
Abbreviated Legal:
Assessor's Tax Parcel Number(s): 4417-000-097-0003/P81930, P81930

THE GRANTOR ASTRID REGINE JONES, who acquired title as Astrid Regine Early, a married woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LINDA L. ERICKSON, a single woman the following described real estate, situated in the County of Skagit, State of Washington.

DESCRIPTION:

Apartment Unit 97, "NORTHRIDGE ESTATES CONDOMINIUM," as shown on "Survey and Floor Plans", filed respectively under Auditor's File Nos. 9008280038, 9003090089, 8901100090, 8709010045, 8609050016, 8508120021, 8409210028 and 8405310048, in Volume 14 of Plats, pages 144 and 145, in Volume 14 of Plats, pages 124 and 125, 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 under Auditor's File No. 9101140051; being an amendment of Declarations recorded under Auditor's File Nos. 9011140056, 9011140055, 9008280039, 9003090090, 8911130095, 8901100091, 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 1.26 percentage interest in the common and limited common areas within said condominium as set forth in said Declaration under Auditor's File No. 9101140051 and shown on said "Survey and Floor Plans."

Situate in the County of Skagit, State of Washington.

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

Dated December 17, 2002

Astrid Regine Early Jones
Astrid Regine Early Jones

Thomas K. Jones
Tom Jones

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Astrid Regine Jones & Tom Jones the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-17-02
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX #5894
Carrie Huffer
Notary Public in and for the State of Washington
Reading at Burlington
appointment expires: 12/31/2003

DEC 18 2002
Amount Paid \$ 1,720.00
Skagit Co. Treasurer
By *[Signature]* Deputy

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.



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