

AFTER RECORDING MAIL TO:
Nancy K. Gordon
2610 Club Court #99
Mount Vernon, WA 98273.



200409280090
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82654

Statutory Warranty Deed

Grantor(s): Ernest J. Olmsted
Grantee(s): Nancy K. Gordon
Assessor's Tax Parcel Number(s): P81932, 4417-000-099-0001

FIRST AMERICAN TITLE CO.

B82654E

THE GRANTOR Ernest J. Olmsted, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nancy K. Gordon, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Unit 99, "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.

Subject to Paragraphs A thru C of Schedule B-1 of First American Title Company's preliminary commitment no. B82318 of First American Title Company's preliminary commitment no. B82318.

Dated: September 27, 2004

Ernest J. Olmsted
Ernest J. Olmsted



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ernest J. Olmsted, the persons 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.

Date: 9-28-04

Kim M. Kerr

#5262 Notary Public in and for the State of Washington
SKAGIT COUNTY WASHINGTON Residing at Mount Vernon
REAL ESTATE EXCISE TAX My appointment expires: 12/15/2005

SEP 28 2004

Amount Paid \$ 2136.00
By [Signature] Skagit Co. Treasurer Deputy

Schedule "B-1"

Exceptions:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: May 10, 1968
Recorded: September 6, 1968
Auditor's No.: 717888
Purpose: Pipeline
Area Affected: The South 270 feet of the following described tract:

The East 20 feet of the West 360 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 34 North, Range 4 East, W.M.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSE 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)

C. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded under Auditor's File No. 8002220033. By instruments recorded under Auditor's File Numbers 8112180012, 8202080028, 8405310049, 8410010003, 8508120021, 8609050017, 8709010046, 8901100091, 8911130095, 9003090090, 9008280039, 9011140055, 9011140056, and 9101140051, the terms of said Declaration were modified.

D. 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.

E. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963 (RCW 64.32) as now Amended or as it may hereafter be amended.

F. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Northridge Estates Condominium or any amendment thereto, or under the By-Laws adopted pursuant to said declaration.



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G. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Dick Winters Construction, Inc.
Dated: November 28, 1989
Recorded: December 21, 1989
Auditor's No.: 8912210003

By said instrument the City of Mount Vernon also acknowledged payment of \$257.75.

H. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: April 3, 1985
Auditor's No.: 8504030019
Purpose: Pipeline or pipelines for the transportation of oil, gas and the products thereof
Area Affected: A 10 foot strip, the exact location is undisclosed.

I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Northridge Estate Condominium
Recorded: March 9, 1990
Auditor's No: 9003090089

Said matters include but are not limited to the following:

1. Utility easements of various widths.
2. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this Plat, in the original and reasonable grading of the streets shown hereon.
3. An easement is hereby provided for all public and private utilities, including, but not limited to, the City of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Company and Cascade Natural Gas Company and their respective successors or assigns, under and upon the exterior seven (7) feet (60 foot roads) and ten (10) 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.

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

Dated: June 1, 1998
Recorded: June 23, 1998
Auditor's No: 9806230104
Executed by: Self-Help Housing, a profit corporation



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K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.
Dated: November 1, 2001
Recorded: January 28, 2002
Auditor's No: 200201280017
Purpose: Cable facilities
Area Affected: Common Areas

L. Restated Declaration of Covenants, Conditions, Restrictions and Reservations for Northridge Estates Homeowners Association:

Dated: June 28, 2004
Recorded: August 5, 2004
Auditor's File No.: 200408050101
Executed By: Northridge Estates Homeowner's Association



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