

AFTER RECORDING MAIL TO:  
Mr. Robert A. Vander Stoep  
2730 Club Court #111  
Mount Vernon, WA 98273



200505030135  
Skagit County Auditor

5/3/2005 Page 1 of 2 3:50PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 115679-PE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Susan M. Lange  
Grantee(s): Robert A. Vander Stoep  
Abbreviated Legal: Unit 111, Northridge Estates Condo  
Assessor's Tax Parcel Number(s): 4417-000-111-0005, P81944

THE GRANTOR SUSAN M. LANGE, a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert A. Vander Stoep, a married individual as a separate estate the following described real estate, situated in the County of Skagit, State of Washington.

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.

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

Dated April 4, 2005

Susan M. Lange

# 2151  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 03 2005

Amount Paid \$ 2225.00  
By Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Susan M. Lange the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 28, 2005

CARRIE HUFFER  
STATE OF WASHINGTON  
NOTARY - - PUBLIC  
MY COMMISSION EXPIRES 12-31-07

Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007

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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Skagit County Auditor