



200508190112
Skagit County Auditor

8/19/2005 Page 1 of 4 3:34PM

AFTER RECORDING MAIL TO:
Sharron K. Tripp
2910 Firwood Lane #212
Mt Vernon WA 98273

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85666

FIRST AMERICAN TITLE CO
85666-2

Statutory Warranty Deed

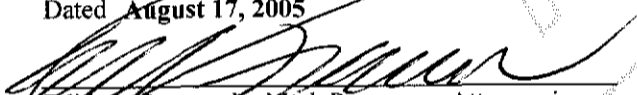
Assessor's Tax Parcel Number(s): 4417-000-212-0003, P81981

THE GRANTOR Edith A. Pearson, ^{+ Mark Pearson} ~~as her separate estate~~ for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sharron K. Tripp, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.


Unit 212, "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 easements, restrictions or other exceptions hereto attached as Exhibit A

Dated August 17, 2005


Edith A. Pearson by Mark Pearson as Attorney in Fact

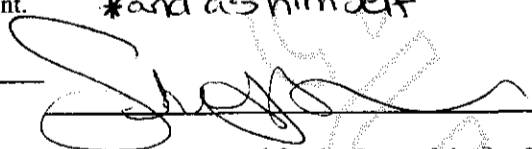
4517
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

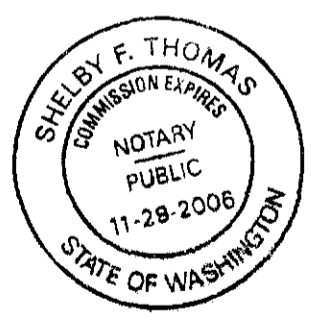
AUG 19 2005
Amount Paid \$ 2908.70
By  Skagit Co. Treasurer Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Mark Pearson the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Power of Attorney of Edith A. Pearson to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument. **and as himself*

Date: 8/19/05


Notary Public in and for the State of Washington
Residing at Skagit County, WA
My appointment expires: 11/29/2006



Order No: 85666

Schedule "B-1"

EXCEPTIONS:

A. 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)

B. 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.

C. 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.

D. 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.

E. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

F. 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.



200508190112
Skagit County Auditor

Order No: 85666

G. 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.

H. 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.

I. 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 Washington non-profit corporation



200508190112
Skagit County Auditor

Order No: 85666

J. 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

K. 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

