



201004210051

Skagit County Auditor

4/21/2010 Page 1 of 4 11:26AM

When recorded return to:

Barbara E. Fawcett
2629 Firwood Lane #131
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 99315

Statutory Warranty Deed

99315-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Charles W. Andrews and Bette J. Andrews, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Barbara E. Fawcett, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 131, "NORTHRIDGE ESTATES CONDOMINIUM"

Tax Parcel Number(s): P81964, 4417-000-131-0001

Unit 131, "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 the Restated Declaration recorded August 5, 2004 under Auditor's File No. 200408050101.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 4-16-10

Charles W. Andrews

Bette J. Andrews

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles W. Andrews and Bette J. Andrews, 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: 4-19-10

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2011



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1068
APR 21 2010

Amount Paid \$ 2319.⁰⁰
Skagit Co. Treasurer
By MM Deputy

Exhibit A

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: Epicon Washington, Inc.
Dated: July 8, 1987
Recorded: July 16, 1987
Auditor's No.: 8707160036
Affects: Includes other property

By said instrument the City of Mount Vernon also acknowledged payment of \$206.20.



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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



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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

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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