



201207200067  
Skagit County Auditor

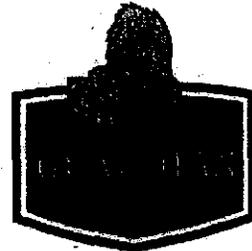
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**AFTER RECORDING MAIL TO:**

Name LAURA FLETCHER  
Address 2801 CLUB COURT #310  
City/State MOUNT VERNON WA 98273

**Document Title(s):** (or transactions contained therein)

1. SPECIAL WARRANTY DEED
- 2.
- 3.
- 4.



GUARDIAN NORTHWEST TITLE CO.

103802

**Reference Number(s) of Documents assigned or released:**

Additional numbers on page \_\_\_\_\_ of document

**Grantor(s):** (Last name first, then first name and initials)

1. HEIRS AND DEVISEES OF KATHLEEN DUNCALF
- 2.
- 3.
- 4.
5.  Additional names on page \_\_\_\_\_ of document

**Grantee(s):** (Last name first, then first name and initials)

1. FLETCHER, LAURA L.
- 2.
- 3.
- 4.
5.  Additional names on page \_\_\_\_\_ of document

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

310 NORTH RIDGE ESTATES CONDO.

Complete legal description is on page \_\_\_\_\_ of document

**Assessor's Property Tax Parcel / Account Number(s):**

P81991 4417-000-310-0004

**NOTE:** The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When recorded return to:

Laura Fletcher

2801 Club Court # 310  
Mount Vernon WA 98273

Order No. 103802

**SPECIAL WARRANTY DEED**

(Not Statutory)

THE GRANTOR(S) **The Heirs and Devisees of Kathleen A. Duncalf, deceased** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Laura Fletcher, a single woman** the following described estate, situated in the County of Skagit, State of Washington: \*L.

Abbreviated Legal: ---

Unit 310, "NORTHRIDGE ESTATES CONDOMINIUM"

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): **P81991, 4417-000-310-0004**

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto."

Dated: 7-17-12

Estate of Kathleen A. Duncalf

*Deborah A Mueller PR*

By: Deborah A. Mueller, Personal Representative

20122178  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 20 2012

Amount Paid \$  
Skagit Co. Treasurer  
By MF Deputy

2497.00

STATE OF Washington )  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that Deborah A. Mueller is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Personal Rep of The Estate of Kathleen A. Duncalf, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-17-12

*Katie Hickok*

Katie Hickok

Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1/07/2015



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Escrow No.: 103802

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Unit 310, "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.



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Exhibit B  
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: 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.

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



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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

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*First American Title Insurance Company*



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