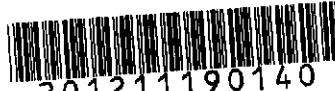


When recorded return to:
Joan M. Nell
2631 Club Court #308
Mount Vernon, WA 98273



201211190140
Skagit County Auditor
11/19/2012 Page 1 of 9 11:02AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY
425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015780

CHICAGO TITLE 020015780

STATUTORY WARRANTY DEED

THE GRANTOR(S) Connie J. Anderson, Patsy D. Galbreath and Mary McMoran, Co-Trustees of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joan M. Nell, an unmarried individual

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 308, NORTHRIDGE ESTATES CONDOMINIUMS, according to the Restated Declaration thereof recorded August 5, 2004, under Auditor's File No. 200408050101 And Survey Map and Plans thereof recorded in Volume 14, pages 12 and 13, records of Skagit County Washington; being a portion of Section 9, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81989, 4417-000-308-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620015780; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 14, 2012

Elene M. Galbreath Revocable Living Trust, dated March 13, 2003

BY: Connie J. Anderson, Trustee
Connie J. Anderson, Co-Trustee

BY: _____
Patsy D. Galbreath, Co-Trustee

BY: _____
Mary McMoran, Co-Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 3687
NOV 19 2012

Amount Paid \$ 2443.60
Skagit Co. Treasurer
By MEM Deputy

STATUTORY WARRANTY DEED

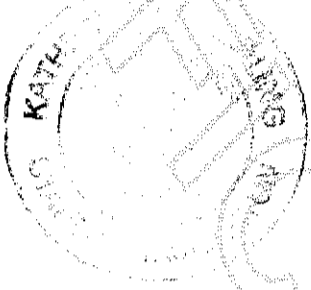
(continued)

State of WASHINGTON

County SKAGIT of SKAGIT

I certify that I know or have satisfactory evidence that Connie J. Anderson is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-15-12



Kathryn A. Viering
Name: Kathryn A. Viering
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 9-01-2014

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Patsy D. Galbreath is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____, _____
My appointment expires: _____

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Mary McMoran is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____, _____
My appointment expires: _____



When recorded return to:
Joan M. Nell
2631 Club Court #308
Mount Vernon, WA 98273

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015780

STATUTORY WARRANTY DEED

THE GRANTOR(S) Connie J. Anderson, Patsy D. Galbreath and Mary McMoran, Co-Trustees of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joan M. Nell, an unmarried individual

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 308, NORTHRIDGE ESTATES CONDOMINIUMS, according to the Restated Declaration thereof recorded August 5, 2004, under Auditor's File No. 200408050101 And Survey Map and Plans thereof recorded in Volume 14, pages 12 and 13, records of Skagit County Washington; being a portion of Section 9, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81989, 4417-000-308-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620015780; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 14, 2012

Elene M. Galbreath Revocable Living Trust, dated March 13, 2003

BY: _____
Connie J. Anderson, Co-Trustee

BY: Patsy D. Galbreath
Patsy D. Galbreath, Co-Trustee

BY: _____
Mary McMoran, Co-Trustee



201211190140
Skagit County Auditor

STATUTORY WARRANTY DEED
(continued)

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Connie J. Anderson is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Arizona
County of Maricopa

I certify that I know or have satisfactory evidence that Patsy D. Galbreath is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/15/2012

Judith A. Powell
Name: Judith A. Powell
Notary Public in and for the State of Arizona
Residing at: Phoenix
My appointment expires: 12/13/2014



JUDITH A. POWELL
Notary Public--Arizona
Maricopa County
Expires on 12/13/2014

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Mary McMoran is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____



201211190140
Skagit County Auditor

When recorded return to:

Joan M. Nell
2631 Club Court #308
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015780

STATUTORY WARRANTY DEED

THE GRANTOR(S) Connie J. Anderson, Patsy D. Galbreath and Mary McMoran, Co-Trustees of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joan M. Nell, an unmarried individual

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 308, NORTHRIDGE ESTATES CONDOMINIUMS, according to the Restated Declaration thereof recorded August 5, 2004, under Auditor's File No. 200408050101 And Survey Map and Plans thereof recorded in Volume 14, pages 12 and 13, records of Skagit County Washington; being a portion of Section 9, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81989, 4417-000-308-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620015780; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 14, 2012

Elene M. Galbreath Revocable Living Trust, dated March 13, 2003

BY: _____
Connie J. Anderson, Co-Trustee

BY: _____
Patsy D. Galbreath, Co-Trustee

BY: Mary McMoran
Mary McMoran, Co-Trustee



201211190140
Skagit County Auditor

STATUTORY WARRANTY DEED
(continued)

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Connie J. Anderson is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Patsy D. Galbreath is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

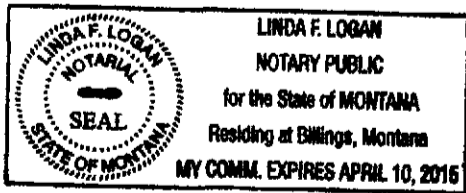
Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of MT
County of Yellowstone

I certify that I know or have satisfactory evidence that Mary McMoran is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Elene M. Galbreath Revocable Living Trust, dated March 13, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-15-2012

Linda F. Logan
Name: Linda F. Logan
Notary Public in and for the State of MT
Residing at: Billings MT
My appointment expires: 4-10-2015



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement contained in Dedication of said condominium;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys
and roads

2. Easement provisions contained on the face of said condominium, 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 feet (60 foot roads) and 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.

3. Easement delineated on the face of said condominium;
For: Utilities

4. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: February 22, 1980
Auditor's No.: 800220034, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects: Portion of common area

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 1, 1979
Auditor's No.: 7908010044, records of Skagit County, Washington
In favor of: Richard Fuller
For: Ingress, egress and utilities

6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 1968
Auditor's No.: 717888, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: Pipeline to transport oil and gas

Note: Exact location and extent of easement is undisclosed of record.

7. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: May 31, 1984
Auditor's No.: 8405310049, records of Skagit County, Washington

And in Amendments thereto

Recorded: October 1, 1984, August 12, 1985, September 5, 1986, September 1, 1987, January 10, 1989, November 13, 1989, March 9, 1990, January 14, 1991, and August 5, 2004

Auditor's No.: 8410010003, 8508120022, 8609050017, 8709010046, 8901100091, 8911130095, 9003090090, 9011140055 (a re-recording of 9008280039), 9101140051 (a re-recording of 9011140056) and 200408050101, records of Skagit County, Washington

8. Agreement, including the terms and conditions thereof, entered into;
By: Casa Bella Construction
And Between: City of Mount Vernon
Recorded: September 25, 1979
Auditor's No.: 7909250030, records of Skagit County, Washington



SCHEDULE "B"
Special Exceptions (Continued)

- Providing: Terms and conditions of connecting to city sewer system
9. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
10. Terms, provisions, covenants, conditions, options, obligations, easements, and restrictions as may be contained in Recreational Facilities Agreement;
Recorded: March 2, 1983
Auditor's No.: 8303020029, records of Skagit County, Washington
11. Any assessment now or hereafter levied under the provisions of the Recreational Facilities Agreement;
Recorded: March 2, 1983
Auditor's No.: 8303020029, records of Skagit County, Washington
12. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: October 31, 1994
Auditor's No.: 9410310094, records of Skagit County, Washington
Executed By: Robert L. Apter and Diane S. Apter, husband and wife
As Follows: Intended for single family residential use
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 31, 1984
Auditor's No(s): 8405310049, records of Skagit County, Washington
Imposed By: Epicon Washington, Inc.
14. Covenants, conditions and restrictions contained in said Plat as follows:
- A. The buyers of condominiums located in FIRSTWEST ESTATES CONDOMINIUMS PHASE 1, (Now Northridge Estates Condominiums) will have the right to use or benefit from all common areas located in future phases (Phase 2, 3 and 4) as designated in the Declaration and Covenants, Conditions, Restrictions and Reservations for Firwest Estate Condominiums.
- B. Location and size of all parking stalls has not been determined in this survey. The architectural plan provided by R.E. Hulbert and Partners were used to establish approximate location, size and number of stalls proposed.
15. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 28, 2002
Auditor's No(s): 200201280017, records of Skagit County, Washington
In favor of: TCI Cablevision
For: Cable access, maintenance and repair
16. Agreement, including the terms and conditions thereof; entered into;
By: Dick Winters Construction
And Between: City of Mount Vernon
Recorded: December 21, 1989
Auditor's No.: 8912210003, records of Skagit County, Washington
Providing: Terms and conditions of connecting to city sewer system



SCHEDULE "B"
Special Exceptions (Continued)

17. Dues, charges, and assessments, if any, levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
18. Assessments, if any, levied by City of Mount Vernon.
19. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

