

When recorded return to:
Lana Hillman
2731 Firwood Lane #121
Mount Vernon, WA 98273



201606170093

Skagit County Auditor \$75.00
6/17/2016 Page 1 of 3 1:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620027246

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan E. Schols and Danielle D'Lea Schols, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lana Hillman, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 121, NORTHRIDGE ESTATES CONDOMINIUMS, according to Restated Declaration thereof
recorded under Auditor's File No. 200408050101, and Survey Map and Plans thereof recorded in
Volume 13, pages 97 through 105, 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): P81954 / 4417-000-121-0003,

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 14, 2016

Ryan Schols
Ryan E. Schols

Danielle Schols
Danielle D'Lea Schols

State of Washington
county of SKAGIT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162495

JUN 17 2016

Amount Paid \$ 2853.00

Skagit Co. Treasurer

By Mrs Deputy

I certify that I know or have satisfactory evidence that
Ryan E. Schols and Danielle D'Lea Schols
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 16, 2016

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on NORTH RIDGE ESTATES CONDOMINIUM:

Recording No: 8405310048

2. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: February 22, 1980
Auditor's No.: 8002220034, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects: Portion of common area

3. 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

4. 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.

5. 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

6. 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
Providing: Terms and conditions of connecting to city sewer system

7. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

EXHIBIT "A"

Exceptions (continued)

8. 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
9. Any assessment nor or hereafter levied under the provisions of the Recreational Facilities Agreement;
Recorded: March 2, 1983
Auditor's No.: 8303020029, records of Skagit County, Washington
10. 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.
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on FIRWEST ESTATES CONDOMINIUMS PHASE 1,;
12. 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
13. 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
14. Covenants, conditions, and restrictions contained in instrument(s), 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: February 22, 1980
Auditor's No(s): 8002220033, records of Skagit County, Washington
Executed By: Richard K. Fuller and Betty J. Fuller; talk corporation, inc.

AMENDED by instrument(s):
Recorded: February 8, 1982
Auditor's No(s): 8202080028, records of Skagit County, Washington
15. Dues, charges and assessments, if any, levied by Northridge Estates Homeowners Association
16. Assessments, if any, levied by City of Mount Vernon.
17. City, county or local improvement district assessments, if any.