

When recorded return to:  
Lynda R. DeCoursey  
2721 Firwood Lane Unit 128  
Mount Vernon, WA 98273



Skagit County Auditor \$77.00  
9/23/2016 Page 1 of 5 11:52AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028572

**CHICAGO TITLE**  
020028572

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lauren Elise Biddle, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Lynda R. DeCoursey, a single woman

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

Unit 128, 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): P81961 / 4417-000-128-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20164313  
SEP 23 2016

Amount Paid \$2895.72  
Skagit Co Treasurer  
By HFB Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: September 21, 2016

Lauren Elise Biddle  
Lauren Elise Biddle

State of WASHINGTON  
County of SKAGIT Notam 15 L  
to.

I certify that I know or have satisfactory evidence that Lauren Elise Biddle is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 22, 2016

Laurea L Garka  
Name: Laurea L Garka  
Notary Public in and for the State of WA  
Residing at: ARLINGTON  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

## 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 NORTHBRIDGE 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,

## EXHIBIT "A"

### Exceptions (continued)

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.
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

**EXHIBIT "A"**

Exceptions  
(continued)

- 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.