

When recorded return to:
Melinda Cherie Johnson
2810 Firwood Lane Unit 208
Mount Vernon, WA 98273



Skagit County Auditor \$79.00
9/27/2017 Page 1 of 6 1:49PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032238

CHICAGO TITLE

U20032238

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erik S. Nelson, Trustee of The Paige E. Nelson Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Melinda Cherie Johnson, an unmarried person

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

Unit 208, 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 124 and 125, 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): P81977 / 4417-000-208-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174556
SEP 27 2017

Amount Paid \$ 3582.⁸⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 20, 2017

Erik S. Nelson, Trustee of The Paige E. Nelson Living Trust

BY: *Erik S. Nelson, Trustee*
Erik S. Nelson
Trustee

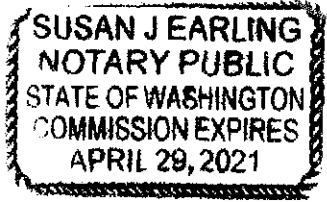
STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
COUNTY of SKOHOMISH

I certify that I know or have satisfactory evidence that ERIK S. NELSON

(S)are the person(s) who appeared before me, and said person acknowledged that (he) signed this instrument, on oath stated that (he) was authorized to execute the instrument and acknowledged it as the Trustee of The Paige E Nelson Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: SEPTEMBER 25, 2017



Susan J Earling
Name: SUSAN J EARLING
Notary Public in and for the State of WA
Residing at: EDMONDS
My appointment expires: 4-29-21

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 NORTHRIDGE ESTATES CONDOMINIUMS UNITS 314 thru 316, 321 and 322.:

Recording No: 90030960089

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

EXHIBIT "A"

Exceptions (continued)

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. 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
11. 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.
12. 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 ESTATE CONDOMINIUM PHASE 1:

EXHIBIT "A"

Exceptions (continued)

13. 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
14. 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
15. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 17, 2004
Recording No.: 200412170124
Matters shown: Possible encroachment of a fence along the Southerly boundary of said premises onto the property to the South
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast Cable Communications Management LLC
Purpose: Broadband communications services
Recording Date: February 28, 2017
Recording No.: 201702280085
Affects: Portions of said condominium
17. City, county or local Improvement district assessments, if any.
18. Assessments, if any, levied by City of Mount Vernon.
19. Assessments, if any, levied by Northridge Estates Homeowners Association.