



201904170057

04/17/2019 03:05 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Raquel S. Wagoner
6789 Medford Road
Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-1764

THE GRANTOR(S) Elizabeth Ann Lamonte, who is also of record as Elizabeth Anne Ortega, as her separate estate
, 23628 Glenn Allen Place, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Raquel S. Wagoner, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Unit 126, Northridge Estates Condominium

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

Tax Parcel Number(s): P81959 & 4417-000-126-0008

Dated: April 16, 2019

Elizabeth Ann Lamonte by Kathy LaMonte, Attorney-In-Fact
Elizabeth Ann Lamonte by Kathy LaMonte, Attorney-In-Fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191380

APR 17 2019

Amount Paid \$ 3,298.⁰⁰
Skagit Co. Treasurer
By MJM Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that KATHY LAMONTE as attorney-in-fact for ELIZABETH ANN LAMONTE 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 the instrument.

Dated: 16 day of April, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

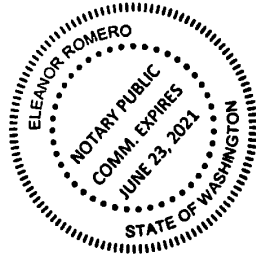


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2721 Firwood Lane, Apt 126, Mount Vernon, WA 98273

Tax Parcel Number(s): P81959 & 4417-000-126-0008

Property Description:

Unit 126, "NORTHRIDGE ESTATES CONDOMINIUMS", according to Amended Declaration thereof recorded August 5, 2004, 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1764-KH

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EXHIBIT B

19-1764-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I— Requirements are met.

2. 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)

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. Easement, affecting a portion of subject property for the purpose of Pipeline or pipelines for the transportation of oil, gas and the products thereof including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded April 3, 1985 as Auditor's File No. 8504030019

Statutory Warranty Deed
LPB 10-05

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Northridge Estate Condominium recorded March 9, 1990 as Auditor's File No. 9003090089.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Self-Help Housing, a Washington non-profit corporation, recorded June 23, 1998 as Auditor's File No. 9806230104.

11. Easement, affecting a portion of subject property for the purpose of Cable facilities including terms and provisions thereof granted to TCI Cablevision of Washington, Inc. recorded January 28, 2002 as Auditor's File No. 200201280017

12. 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