

When recorded return to:
Barbara Carver
244 Whiskey Hill Road
Lopez Island, WA 98261



201905240067

05/24/2019 11:30 AM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038117

CHICAGO TITLE CO.

620038117

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melinda Johnson, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Barbara Carver, Trustee of the Barbara Carver Revocable Living Trust dated December 13, 2007

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

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

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

Unit(s): 208 Condo: Northridge Estates Condo

Tax Parcel Number(s): P81977/4417-000-208-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191961
MAY 24 2019

Amount Paid \$ 4453.22
Skagit Co. Treasurer
By *BI* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2019

Melinda C Johnson
Melinda Johnson

Blaire L. Johnson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Melinda Johnson and Blaire L. Johnson ^{is} are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their ^{her} free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 21, 2019

Kathryn A. Freeman
Name: Kathryn A Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

STATUTORY WARRANTY DEED

(continued)

Dated: May 18, 2019

Melinda Johnson

[Handwritten signature]

Blair L. Johnson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that ~~Melinda Johnson and Blair L. Johnson~~ ^{is} are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 21, 2019

Name: _____
Notary Public in and for the State of British Columbia, Canada.
Residing at: _____
My appointment expires: does not expire.

DOUGLAS E. DENT

Lawyer & Notary Public

#1 - 241 Birch Avenue P.O. Box 2169

100 Mile House, BC V0K 2E0

Ph: (250) 395-1080

(as to signature of Blair L. Johnson only)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81977/4417-000-208-0009

Unit 208, Northridge Estates Condominiums, according to the Restated Declaration thereof recorded August 5, 2004, under recording number 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.

EXHIBIT "B"
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 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 "B"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 "B"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. 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 Survey:

 Recording No: 200412170126
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. Skagit County Right to Manage Natural Resources Lands Disclosure, and the terms and conditions thereof:
 Recorded: September 27, 2017
 Recording No.: 201709270042
18. Assessments, if any, levied by Northridge Estates Homeowners Association.
19. City, county or local improvement district assessments, if any.
20. Assessments, if any, levied by City of Mount Vernon.
21. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "B"Exceptions
(continued)

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."