



201906030115

06/03/2019 03:36 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:
Shauna Plummer
2610 Club Court Unit 99
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038207

CHICAGO TITLE
020038207

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jon Pestrikoff and Patricia Pestrikoff, 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 Shauna M. Plummer, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Unit 99, 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): P81932 / 4417-000-099-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 211
JUN 03 2019

Amount Paid \$4,097.22
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2019

Jon Pestrikoff
Jon Pestrikoff
Patricia Pestrikoff
Patricia Pestrikoff

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jon Pestrikoff and Patricia Pestrikoff are the persons who appeared before me, and said persons 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 30, 2019

Lourea L. Garika
Name: Lourea L. Garika
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARIKA
License Number 122836
My Commission Expires 10-27-2022

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 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. 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
16. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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

EXHIBIT "A"Exceptions
(continued)

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."

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Mount Vernon.
20. Assessments, if any, levied by Northridge Estates Condo. Homeowners Association.