



201907310038

07/31/2019 11:16 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Hannah Nadine Mortenson, Robert A. Mortenson, and Jennifer L. Mortenson
14378 View Moor Drive
Mt. Vernon, Wa. 98273

STATUTORY WARRANTY DEED

19-2382

THE GRANTOR(S) Lynda R. DeCoursey, as her separate estate,

GUARDIAN NORTHWEST TITLE CO.

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Hannah Nadine Mortenson, an unmarried woman and Robert A. Mortenson and Jennifer L. Mortenson, a married couple

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: Unit 128, NORTHRIDGE ESTATES CONDOMINIUMS

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): P81961 & 4417-000-128-0006

Dated: July 29, 2019
Lynda R. DeCoursey
Lynda R. DeCoursey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20193216
JUL 31 2019
Amount Paid \$3,921.⁰⁰
Skagit Co. Treasurer
By mdm Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF ISLAND

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

Dated: 21st day of July, 2019

Sarah G Johnson
Signature

Clara Kelsey
Title

My appointment expires: 6-8-23

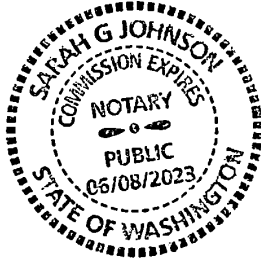


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2721 Firwood Lane, #128, Mount Vernon, WA 98273
Tax Parcel Number(s): P81961 & 4417-000-128-0006

Property Description:

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.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2382-SJ

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EXHIBIT B

19-2382-SJ

1. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed instrument for the purpose of utilities and related facilities, recorded August 1, 1979 under Auditor's File No. 7908010044, recorded.

(Affects Tract "C" of Revision to Plat of Firwest Estates, Division No.1)

2. 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.

3. 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.

4. 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.

5. 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. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate

6. 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

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

8. 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.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

9. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY,

Statutory Warranty Deed

LPB 10-05