

When recorded return to:
Wesley White and Anna White
2731 Firwood Lane Unit 122
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4717

Oct 28 2019

Amount Paid \$4008.22
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040249

CHICAGO TITLE
620040249

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise A. Wolf also shown of record as Denise A. Gilliland and Denise A. Wolf-Sprague, *A married woman*

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Wesley White and Anna White, husband and wife

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 122, NORTHRIDGE ESTATES CONDOMINIUM

Tax Parcel Number(s): P81955 / 4417-000-122-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 16, 2019

Denise A. Wolf Sprague
Denise A. Wolf-Sprague

Steve Sprague
Steve Sprague

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Denise A. Wolf Sprague and Steve Sprague 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: October 18, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Carlton
My appointment expires: 10/27/2022

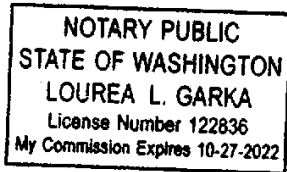


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81955 / 4417-000-122-0002

UNIT 122, NORTHRIDGE ESTATES CONDOMINIUM, 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 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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

2. 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

3. 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.

4. 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
Auditor's No.: 8410010003

Recorded: August 12, 1985
Auditor's No.: 8508120022

Recorded: September 5, 1986
Auditor's No.: 8609050017

Recorded: September 1, 1987
Auditor's No.: 8709010046

Recorded: January 10, 1989

EXHIBIT "B"

Exceptions
(continued)

Auditor's No.: 8901100091
Recorded: November 13, 1989
Auditor's No.: 8901100091
Recorded: March 9, 1990
Auditor's No.: 9003090090
Recorded: January 14, 1991
Auditor's No.: 9011140055

Said document is a re-recording of Auditor's No. 9008280039.

Recorded: January 14, 1991
Auditor's No.: 9101140051

Said document is a re-recording of Auditor's No. 9011140056.

Recorded: August 5, 2004
Auditor's No.: 200408050101

5. 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
6. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
7. 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
8. 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

EXHIBIT "B"**Exceptions
(continued)**

9. 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.
10. 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 Plat of Firwest Estates Division No. 1, recorded in Volume 12 of PLats, Pages 72 and 73:

 Auditor's No.: 7907310048
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 Northridge Estates Condominiums, recorded in Volume 13 of Plats, Pages 97 through 105:

 Recording No: 8405310048

 Affects: Units 97 through 132
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
 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,

EXHIBIT "B"**Exceptions
(continued)**

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. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 31, 1994

Recording No.: 9410310094

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 system

Recording Date: February 28, 2017

Recording No.: 201702280085

17. 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 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

EXHIBIT "B"

Exceptions
(continued)

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."

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