

**When recorded return to:**  
Lynne C. Debolt and Dennis P. Debolt  
5479 Razor Peak Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-3490  
Sep 02 2020  
Amount Paid \$3733.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620043207

Escrow No.: 620043207

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bruce Edward Seaman and Genevieve Lyn Seaman, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Lynne C. Debolt and Dennis P. Debolt, a married couple

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 106, Northridge Estates Condominium

Tax Parcel Number(s): P81939 / 4417-000-106-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 28, 2020

Bruce Edward Seaman  
Bruce Edward Seaman

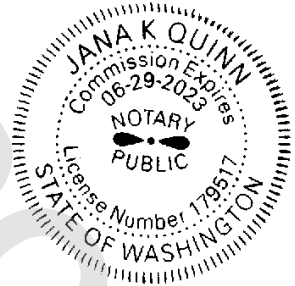
Genevieve Lyn Seaman  
Genevieve Lyn Seaman

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Bruce Edward Seaman and Genevieve Lyn Seaman 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: July 19 2020

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P81939 / 4417-000-106-0002**

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UNIT 106, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement contained in Dedication of said condominium;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys  
and roads
  
2. Easement provisions contained on the face of said condominium, as follows:  
  
An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power and Light Co., Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co., and their respective successors or assigns, under and upon the exterior 7 feet (60 foot roads) and 10 feet (41 foot roads), parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities.
  
3. Easement delineated on the face of said condominium;  
For: Utilities
  
4. 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
  
5. 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
  
6. 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.
  
7. Terms, covenants, conditions, easements, and restrictions And liability for assessments

**EXHIBIT "B"**

Exceptions  
(continued)

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  
Recording No.: 8405310049, records of Skagit County, Washington

And in Amendments thereto

Recording No.: 8410010003  
Recording No.: 8508120022  
Recording No.: 8609050017  
Recording No.: 8709010046  
Recording No.: 8901100091  
Recording No.: 8911130095  
Recording No.: 9003090090  
Recording No.: 9011140055 (a re-recording of Recording No .9008280039)  
Recording No.: 9101140051 (a re-recording of Recording No. 9011140056)  
Recording No.: 200408050101

8. 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
9. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
10. 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
11. 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
12. 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

**EXHIBIT "B"**

Exceptions  
(continued)

- 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
13. 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.
14. Covenants, conditions and restrictions contained in said Plat as follows:
- A. The buyers of condominiums located in FIRSTWEST ESTATES CONDOMINIUMS PHASE 1, (Now Northridge Estates Condominiums) will have the right to use or benefit from all common areas located in future phases (Phase 2, 3 and 4) as designated in the Declaration and Covenants, Conditions, Restrictions and Reservations for Firwest Estate Condominiums.
- B. Location and size of all parking stalls has not been determined in this survey. The architectural plan provided by R.E. Hulbert and Partners were used to establish approximate location, size and number of stalls proposed.
15. 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
16. 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
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**EXHIBIT "B"**

Exceptions  
(continued)

Granted to: Comcast Cable Communications Management, LLC  
Purpose: Broadband communications system  
Recording Date: February 28, 2017  
Recording No.: 201702280085

18. Dues, charges, and assessments, if any, levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
20. Assessments, if any, levied by Northridge Estates Homeowners Association.
21. Assessments, if any, levied by City of Mount Vernon.
22. City, county or local improvement district assessments, if any.