

**When recorded return to:**

Berry A. Zimmerman and Susan E. Zimmerman  
2619 North 27th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3890

Sep 25 2020

Amount Paid \$6565.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE CO.  
620043454

Escrow No.: 620043454

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bryce Leo Tellesbo and Lindsey J Dostart Tellesbo, husband and wife , who acquire title as Bryce L Tellesbo

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Berry A. Zimmerman and Susan E. Zimmerman, husband and wife

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

LOT 13, "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 89 AND 90, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P81567 / 4406-000-013-0007

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 23, 2020

*Bryce Leo Tellesbo*

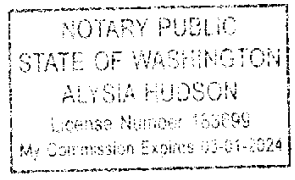
\_\_\_\_\_  
Bryce Leo Tellesbo  
\_\_\_\_\_

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Bryce Leo Tellesbo 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: 09.24.2020

*Alysia Hudson*  
\_\_\_\_\_  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 03.01.2024



**SIGNATURE PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:**  
Statutory Warranty Deed

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Lindsey J Dostart Tellesbo  
Lindsey J Dostart Tellesbo

State of WA  
Snohomish County of Snohomish

I certify that I know or have satisfactory evidence that  
Lindsey J Dostart Tellesbo

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-25-2020

Teresa D Varnes  
Name:

Teresa D Varnes  
Notary Public in

and for the State of WA  
Residing at:

Snohomish Co  
My appointment

expires: 5/29/23



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1:**  
  
Recording No: 8001040033
  
2. 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: Oil and gas pipeline  
  
Note: Exact location and extent of easement is undisclosed of record.
  
3. Terms, conditions, provisions, options and obligations contained in Agreement;  
Dated: February 23, 1983  
Recorded: March 2, 1983  
Auditor's No.: 8303020029, records of Skagit County, Washington  
Providing: For the use of the recreational facilities of the Northridge Estate  
Condominium
  
4. Agreement, including the terms and conditions thereof; entered into;  
By: Talk Corporation  
And Between: Shoreline Savings Bank  
Recorded: December 18, 1981  
Auditor's No.: 8112180012, records of Skagit County, Washington
  
5. Agreement, including the terms and conditions thereof; entered into;  
By: Timothy L. Brockman and Carol A. Brockman, Loveland Construction  
And Between: City of Mt. Vernon  
  
Recorded: February 7, 1989  
Auditor's No.: 8902070010  
  
Recorded: May 8, 1990  
Auditor's No.: 9005080083,  
  
Providing: Standard participation contract, certificate of payment and release of sewer connection charge

**EXHIBIT "A"**Exceptions  
(continued)

6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: February 22, 1980  
Auditor's No.: 8002220033, records of Skagit County, Washington
- Modified by instrument:  
Recorded: December 18, 1981  
Auditor's File No.: 8112180012, records of Skagit County Washington
- Amended by instrument:  
Recorded: February 8, 1982  
Auditor's No.: 8202080028, records of Skagit County, Washington
7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: March 1, 1983  
Auditor's No.: 8303010017, records of Skagit County, Washington  
Executed By: Coulee Investments, Inc., a Washington corporation
- Amended by instrument:  
Recorded: June 22, 1983  
Auditor's No.: 8306220040, records of Skagit County, Washington
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: February 22, 1980  
Auditor's No.: 8002220033, records of Skagit County, Washington  
Imposed By: Northridge Estates Condominium Owners' Association
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: March 2, 1983  
Auditor's No.: 8303020029, records of Skagit County, Washington
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

**EXHIBIT "A"**  
Exceptions  
(continued)

thereof; Indian treaty or aboriginal rights.

11. Assessments, if any, levied by Northridge Estates Homeowners Association.
12. Assessments, if any, levied by City of Mount Vernon.
13. City, county or local improvement district assessments, if any.