

**When recorded return to:**  
Katrina Trampush  
2731 Firwood Lane No. 121  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4323  
Oct 20 2020  
Amount Paid \$4021.00  
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

Escrow No.: 620044222

**CHICAGO TITLE**  
620044222

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gilliane K. Graye, a Unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Katrina Trampush, an unmarried woman

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

UNIT 121, NORTHRIDGE ESTATES CONDOMINIUMS, A CONDOMINIUM ACCORDING TO RESTATED DECLARATION THEREOF RECORDED AUGUST 5, 2004, UNDER RECORDING NO. 200408050101, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 13 CONDOMINIUMS, PAGES 97 THROUGH 105, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO; 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.

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

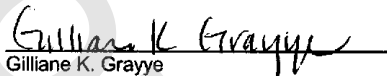
Tax Parcel Number(s): P81954 / 4417-000-121-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: October 14, 2020

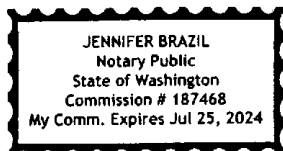
  
Gilliane K. Graye

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gilliane K. Graye are the persons who appeared before me, and said person 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: 10-15-2020

  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**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 Condominiums, recorded in Volume 13 of Plats, Pages 97 through 105:

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  
Auditor's No.: 8410010003, records of Skagit County, Washington

Recorded: August 12, 1985  
Auditor's No.: 8508120022, records of Skagit County, Washington

Recorded: September 5, 1986  
Auditor's No.: 8609050017, records of Skagit County, Washington

Recorded: September 1, 1987  
Auditor's No.: 8709010046, records of Skagit County, Washington

Recorded: January 10, 1989  
Auditor's No.: 8901100091, records of Skagit County, Washington

Recorded: November 13, 1989  
Auditor's No.: 8911130095, records of Skagit County, Washington

Recorded: March 9, 1990  
Auditor's No.: 9003090090, records of Skagit County, Washington

Recorded: January 14, 1991

**EXHIBIT "A"**

Exceptions  
(continued)

Auditor's No.: 9011140055, records of Skagit County, Washington

Said Document is a re-recording of Recording No. 9008280039, records of Skagit County, Washington

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

Said Document is a re-recording of Recording No. 9011140056, records of Skagit County, Washington

Recorded: August 5, 2004  
Auditor's No.: 200408050101, records of Skagit County, Washington

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Northridge Estates Condominium Association  
Recording Date: May 31, 1984  
Recording No.: 8405310049

7. 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

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

9. Terms, provisions, covenants, conditions, 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

10. 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

11. 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.

12. 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:

13. 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

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

14. 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
15. 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
16. Grant of Easement  
  
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 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. Skagit County Right to Manage Natural Resource Lands Disclosure  
  
Recording Date: June 17, 2016  
Recording No.: 201606170092
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 City of Mount Vernon.