

**When recorded return to:**  
Shelby Anne Czarnecki and Mei-Ling P Cantiberos  
2720 Club Court #107  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5200

Dec 07 2020

Amount Paid \$3805.00  
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

Escrow No.: 620045085

CHICAGO TITLE  
620045085

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Laura Degerness, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Shelby Anne Czarnecki and Mei-Ling P Cantiberos, a married couple

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

Unit 107, 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.

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

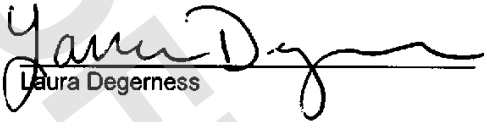
Tax Parcel Number(s): P81940 / 4417-000-107-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: December 1, 2020

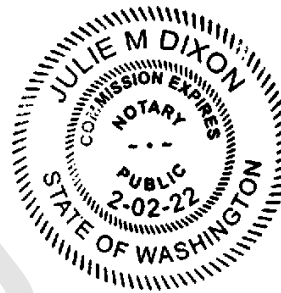
  
Laura Degerness

State of WASHINGTON  
County of SKAGIT

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

Dated: 12/2/2020

  
Name: Julie M Dixon  
Notary Public in and for the State of WASH  
Residing at: Camano Island  
My appointment expires: 2/2/2022



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument;

Recording Date: February 22, 1980  
Recording No.: 8002220034  
For: Ingress, egress and utilities  
Affects: Portion of common area

2. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: August 1, 1979  
Recording No.: 7908010044  
In favor of: Richard Fuller  
For: Ingress, egress and utilities

3. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: September 6, 1968  
Recording No.: 717888  
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. Covenants, conditions, restrictions and easements 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: May 31, 1984  
Recording No.: 8405310049

And 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, which is a re-recording of recording number 9008280039

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 9101140051, which is a re-recording of recording number 9011140056  
Recording No.: 200408050101

5. Agreement, including the terms and conditions thereof;

Between: Casa Bella Construction and the City of Mount Vernon  
Recording Date: September 25, 1979  
Recording No.: 7909250030  
Providing: Terms and conditions of connecting to city sewer system

6. Provisions contained in the articles of incorporation and bylaws of Northridge Estates Condominium, including any liability to assessment lien.

7. Terms, provisions, covenants, conditions, options, obligations, easements, and restrictions as may be contained in Recreational Facilities Agreement;

Recording Date: March 2, 1983  
Recording No.: 8303020029

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above.

8. Covenants, conditions, restrictions and easements 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

9. Covenants, conditions, restrictions and easements 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: May 31, 1984  
Recording No.: 8405310049

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

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

Imposed by: Epicon Washington, Inc.

11. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: January 28, 2002  
Recording No.: 200201280017  
In favor of: TCI Cablevision  
For: Cable access, maintenance and repair

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 Northridge Estates Condominium:

Recording No: 9003090089

13. Agreement, including the terms and conditions thereof;

Between: Dick Winters Construction and City of Mount Vernon  
Recording Date: December 21, 1989  
Recording No.: 8912210003  
Providing: Terms and conditions of connecting to city sewer system

14. 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

15. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Northridge Estates Condominium.

16. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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."

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