

When recorded return to:

Robin Wold  
2801 Club Court, #311  
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-336

Jan 25 2021

Amount Paid \$4485.00  
Skagit County Treasurer  
By Heather Beauvais Deputy**STATUTORY WARRANTY DEED GNW 20-7812**THE GRANTOR(S) David J. Howson, as his separate estate and as surviving spouse of Sharon F. Howson,  
deceased, 2907 Habitat Place, Mount Vernon, WA 98273,for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Robin Wold, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.Abbreviated legal description: Property 1:  
Unit 311, Northridge Estates CondominiumsThis conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P81992

Dated: 1/25/2021David J. Howson by Jodi Howson as his Attorney-in-Fact  
David J. Howson by Jodi Howson, his Attorney-In-Fact

STATE OF WASHINGTON  
COUNTY OF SKAGIT

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

Dated: 25<sup>th</sup> day of January, 2021

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-21

Notary Public State of Washington Doug Clark Commission No. 196611 Commission Expires 12-15-2021
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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2801 Club Court, #311, Mount Vernon, WA 98273  
Tax Parcel Number(s): P81992

**Property Description:**

Unit 311, Northridge Estates Condominiums, according to Restated Declaration thereof recorded under Auditor's File No. 200408050101, and any amendments thereto, and Survey Map and Plans thereof recorded in Volume 13, page 97 through 105, records of Skagit County, Washington; being a portion of Section 9, Township 34 North, Range 4 East of the Willamette Meridian.

**EXHIBIT B**

20-7812-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed instrument for the purpose of utilities and related facilities, recorded August 1, 1979 under Auditor's File No. 7908010044, recorded.

(Affects Tract "C" of Revision to Plat of Firwest Estates, Division No.1)

10. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded under Auditor's File No. 8002220033. By instruments recorded under Auditor's File Numbers 8112180012, 8202080028, 8405310049, 8410010003, 8508120021, 8609050017, 8709010046, 8901100091, 8911130095, 9003090090, 9008280039, 9011140055, 9011140056, and 9101140051, the terms of said Declaration were modified.

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11. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions in Recreational Facilities Agreement for Northridge Estates Condominium, recorded March 2, 1983 under Auditor's File No. 8303020029.

12. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963 (RCW 64.32) as now amended or as it may hereafter be amended.

13. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

14. Regulatory notice/agreement regarding Standard Participation Contract (regarding sewers) that may include covenants, conditions and restrictions affecting the subject property, recorded July 16, 1987 as Auditor's File No. 8707160036 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

15. Easement, affecting a portion of subject property for the purpose of gas pipelines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded April 3, 1985 as Auditor's File No. 8504030019.

16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Northridge Estates Condominiums recorded March 9, 1990 as Auditor's File No. 9003090089.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Self-Help Housing, a Washington non-profit corporation, recorded June 23, 1998 as Auditor's File No. 9806230104.

18. Easement, affecting a portion of subject property for the purpose of cable facilities including terms and provisions thereof granted to TCI Cablevision of Washington, Inc. recorded January 28, 2002 as Auditor's File No. 200201280017.

19. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Northridge Estates Homeowner's Association, recorded August 5, 2004 as Auditor's File No. 200408050101.

20. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resources Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded June 17, 2016 as Auditor's File No. 201606170092.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said

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notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.