

When recorded return to:
Melissa Sorinsin
2721 Firwood Lane, Unit 126
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1666
Apr 19 2021
Amount Paid \$4245.00
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.: 620046864

CHICAGO TITLE
620046864

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raquel S. Wagoner, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Melissa Sorinsin, an unmarried person

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 126, "NORTHRIDGE ESTATES CONDO", BEING PTN OF 9-34-4

Tax Parcel Number(s): P81959 / 4417-000-126-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 8, 2021

Raquel S. Wagoner
Raquel S. Wagoner

State of WASHINGTON

County of SICAGIT

I certify that I know or have satisfactory evidence that
Raquel S. Wagoner
_____ 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/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 15, 2021

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

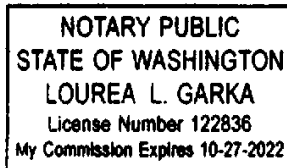


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81959 / 4417-000-126-0008

UNIT 126, "NORTHRIDGE ESTATES CONDOMINIUMS", ACCORDING TO AMENDED DECLARATION THEREOF RECORDED AUGUST 5, 2004, UNDER AUDITOR'S FILE NO. 200408050101 AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 13, PAGE(S) 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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas
Purpose: Pipeline to transport oil and gas
Recording Date: September 6, 1968
Recording No.: 717888
Affects: Portion of said premises

Note: Exact location and extent of easement is undisclosed of record.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Richard Fuller
Purpose: Ingress, egress and utilities
Recording Date: August 1, 1979
Recording No.: 7908010044
Affects: Portion of said premises

6. Agreement and the terms and conditions thereof:

Executed by: Casa Bella Construction and City of Mount Vernon
Recording Date: September 25, 1979

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 7909250030
 Providing: Terms and conditions of connecting to city sewer system

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

8. Recreational Facilities Agreement and the terms and conditions thereof:

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

9. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Declaration of Condominium
 Recording Date: May 31, 1984
 Recording No.: 8405310049

The Restated Declaration of the above mentioned CCR is recorded under Recording No. 200408050101.

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 1, 1984
 Recording No.: 8410010003

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 12, 1985
 Recording No.: 8508120022

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 5, 1986

EXHIBIT "B"

**Exceptions
(continued)**

Recording No.: 8609050017

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 1, 1987

Recording No.: 8709010046

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 10, 1989

Recording No.: 8901100091

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 13, 1989

Recording No.: 8911130095

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 9, 1990

Recording No.: 9003090090

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 14, 1990

Recording No.: 9011140055 (a re-recording of Recording No. 9008280039)

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 14, 1991

Recording No.: 9101140051 (a re-recording of Recording No. 9011140056)

10. Lien of assessments levied pursuant to the Declaration for Northridge Estates Condominiums to the extent provided for by Washington law.

11. Agreement and the terms and conditions thereof:

Executed by: Dick Winters Construction and City of Mount Vernon

Recording Date: December 21, 1989

Recording No.: 8912210003

Purpose: Terms and conditions of connecting to city sewer system

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

EXHIBIT "B"
Exceptions
(continued)

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:

Recording No: 9003090089

Modification(s) of said instrument

Recording Date: August 28, 1990
Recording No.: 9008280038

13. Covenants, conditions and restrictions 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

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. MDU Broadband Services Agreement and the terms and conditions thereof:

Executed By: TCI Cablevision
Recording Date: January 28, 2002
Recording No.: 200201280017
Purpose: Cable access, maintenance and repair

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast Cable Communications Management, LLC, its successors and assigns

EXHIBIT "B"
Exceptions
(continued)

Purpose: Broadband communications services
Recording Date: February 28, 2017
Recording No.: 201702280085
Affects: Portion of said premises

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
19. Dues, charges, and assessments, if any, levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
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.