

**When recorded return to:**  
Vernon Hugh Galbraith and Christine Galbraith  
941 Alderwood Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3799  
Aug 17 2021  
Amount Paid \$3797.00  
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.: 620048894

CHICAGO TITLE  
620048894

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kaitlyn Steinbach, 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 Vernon Hugh Galbraith and Christine Galbraith, a married  
couple

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.)

APARTMENT NO. B, BLDG B, "THE FOOTHILLS A CONDOMINIUM", A CONDO.

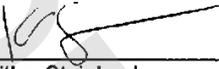
Tax Parcel Number(s): P78284 / 4211-000-002-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

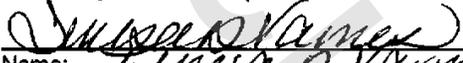
Dated: August 17, 2021

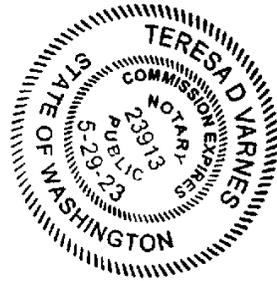
  
\_\_\_\_\_  
Kaitlyn Steinbach

State of WASHINGTON  
County of SKAGIT

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

Dated: 8-17-21

  
Name: Teresa D Varnes  
Notary Public in and for the State of WA  
Residing at: Island 19  
My appointment expires: 5/29/23



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P78284 / 4211-000-002-0005**

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APARTMENT NO. B, BUILDING B, "THE FOOTHILLS A CONDOMINIUM", INTENDED FOR RESIDENTIAL USE ACCORDING TO THE CONDOMINIUM PLAN AND SURVEY MAP, DELINEATING SAID APARTMENT, RECORDED IN VOLUME 10 OF CONDOMINIUM, PAGES 55 TO 59 INCLUSIVE, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 794662, LOCATED AT 540 NORTH PINE STREET, BURLINGTON, WASHINGTON, 98233.

TOGETHER WITH AN UNDIVIDED 5.8823% INTEREST IN THE COMMON AREA AND FACILITIES APPERTAINING TO SAID APARTMENT, AND INCLUDING THEREIN LIMITED COMMON AREAS AND FACILITIES SO APPERTAINING ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 794663.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 Survey Map and Plans:

Recording No: 794662

2. Right of the Condominium Association to offer to purchase said premises, as provided for in Declaration of Condominium and any amendments thereto, including the terms, covenants and provisions thereof

Recording Date: December 18, 1973

Recording No.: 794663

3. 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 for Condominium

Recording Date: December 18, 1973

Recording No.: 794663

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 1994

Recording No.: 9405110065

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1994

Recording No.: 9408030134

4. Lien of assessments levied pursuant to the Declaration for Foothills Apartment Owners Association to the extent provided for by Washington law.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

**EXHIBIT "B"**

Exceptions  
(continued)

document:

Granted to: Comcast of Washington IV, Inc.  
Purpose: Broadband Communications System  
Recording Date: January 15, 2004  
Recording No.: 200401150052

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Burlington.
9. City, county or local improvement district assessments, if any.