

When recorded return to:
Barbara Schmidt
2610 Firwood Lane Unit 97
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049760

CHICAGO TITLE CO.
620049760

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeri Furrey, an 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 Barbara Schmidt, an unmarried person

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

UNIT 97, 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): P81930 / 4417-000-097-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

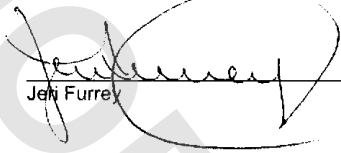
Affidavit No. 2021-5395

Nov 24 2021

Amount Paid \$4229.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 12, 2021

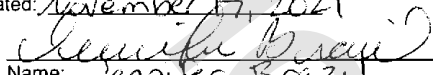


Jeri Furrey

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeri Furrey 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: November 17, 2021


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

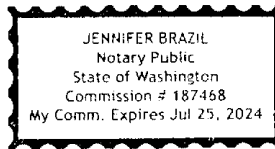


EXHIBIT "A"
Exceptions

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 CONDOMINIUM:

Recording No: 8405310048

2. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: February 22, 1980
Recording 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
Recording 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
Recording 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
Recording No.: 8405310049, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 5, 1986
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 re-recording of recording no. 9008280039

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 14, 1991
Recording No.: 9101140051 re-recording of recording no. 9011140056

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 5, 2004
Recording No.: 200408050101

6. Lien of assessments levied pursuant to the Declaration for Northridge Estates Condominium Association, a Washington nonprofit corporation to the extent provided for by Washington law.

EXHIBIT "A"

Exceptions
(continued)

7. Agreement, including the terms and conditions thereof; entered into;
By: Casa Bella Construction
And Between: City of Mount Vernon
Recorded: September 25, 1979
Recording No.: 7909250030, records of Skagit County, Washington
Providing: Terms and conditions of connecting to city sewer system

8. Terms, provisions, covenants, conditions, options, obligations, easements, and restrictions as may be contained in Recreational Facilities Agreement;
Recorded: March 2, 1983
Recording No.: 8303020029, records of Skagit County, Washington

9. Any assessment nor or hereafter levied under the provisions of the Recreational Facilities Agreement;
Recorded: March 2, 1983
Recording No.: 8303020029, records of Skagit County, Washington

10. 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 Condominium Phase 1:

Recording No: 8002220034

11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 28, 2002
Recording No.: 200201280017, records of Skagit County, Washington
In favor of: TCI Cablevision
For: Cable access, maintenance and repair

12. 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
Recording No.: 8002220033, records of Skagit County, Washington
Executed By: Richard K. Fuller and Betty J. Fuller; talk corporation, inc.

AMENDED by instrument(s):

EXHIBIT "A"

Exceptions
(continued)

Recorded: February 8, 1982
Recording No.: 8202080028, records of Skagit County, Washington

13. 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
Affects: as described in said instrument

14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Mt Vernon.
17. City, county or local improvement district assessments, if any.