

When recorded return to:
Ashley Sevald and Adam Rogers
6222 Chennault Beach Drive
Mukilteo, WA 98275

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052107

CHICAGO TITLE
@20552107

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Plummer, Personal Representative of The Estate of Shauna Marie Plummer, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ashley Sevald and Adam Rogers, 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.)

UNIT 99, NORTHRIDGE ESTATES CONDOMINIUMS

Tax Parcel Number(s): P81932 / 4417-000-099-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224344

Oct 25 2022

Amount Paid \$4563.40
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 13, 2022

The Estate of Shauna Marie Plummer, deceased

BY: 
Robert Plummer
Personal Representative

State of _____

County of _____

This record was acknowledged before me on _____ by Robert Plummer as
Personal Representative of The Estate of Shauna Marie Plummer, deceased.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

*See attached
acknowledgment*

HAWAII ACKNOWLEDGMENT
H.R.S. 502-41(6); H.A.R. 5-11-8

State of Hawaii }
 City and County of Honolulu OR } ss.
 County of KAUAI }

On this 21 day of October, 2022, in the FIFTH Circuit, State of Hawaii,
Day Month Year Name of Circuit

before me personally appeared Robert Plummer (.)
Name of Signer 1

(and _____ (.) to me personally known or proved
Name of Signer 2 (if any)

to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ is/are subscribed to
this instrument, who, being by me duly sworn or affirmed, did say that he executed the foregoing

instrument identified or described as Statutory Warranty Deed as his/her
Type of Document

free act and deed, and if applicable, in the capacity shown having been duly authorized to execute such
instrument in such capacity. The foregoing instrument is dated 10/13/2022 and
Date of Document

contained 8 pages at the time of this acknowledgment/certification.
No. of Pages

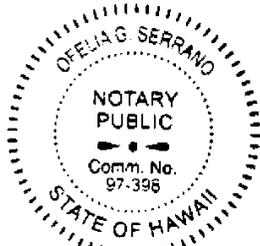
OFELIA G SERRANO

Printed Name of Notary Public

Notary Public — STATE OF HAWAII

August 07, 2025

My commission expires: _____



Place Notary Seal or Stamp Above

Ofelia G Serrano
Signature of Notary Public

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81932 / 4417-000-099-0001

UNIT 99, 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.

EXHIBIT "B"**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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
 Auditor's 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
 Auditor's 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
 Auditor's 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. 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: Condominium Declaration
 Recording Date: May 31, 1984
 Recording No.: 8405310049

EXHIBIT "B"
Exceptions
(continued)

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
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: August 28, 1990
Recording No.: 9008280039

and Re-Recording Date: January 14, 1990
and Re-Recording No.: 9011140055

Modification(s) of said covenants, conditions and restrictions

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

Recording Date: November 14, 1990
Recording No.: 9011140056

and Re-Recording Date: January 14, 1991
and Re-Recording No.: 9101140051

Modification(s) of said covenants, conditions and restrictions

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

6. Agreement, including the terms and conditions thereof; entered into;
By: Casa Bella Construction
And Between: City of Mount Vernon
Recorded: September 25, 1979
Auditor's No.: 7909250030, records of Skagit County, Washington
Providing: Terms and conditions of connecting to city sewer system
7. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
8. Terms, provisions, covenants, conditions, options, obligations, easements, and restrictions as may be contained in Recreational Facilities Agreement;
Recorded: March 2, 1983
Auditor's 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
Auditor's No.: 8303020029, records of Skagit County, Washington
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 31, 1984
Auditor's No(s): 8405310049, records of Skagit County, Washington
Imposed By: Epicon Washington, Inc.
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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,

EXHIBIT "B"Exceptions
(continued)

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 Condominiums Phase 1.

12. Easement, including the terms and conditions thereof, disclosed by instrument(s):
 Recorded: January 28, 2002
 Auditor's No(s): 200201280017, records of Skagit County, Washington
 In favor of: TCI Cablevision
 For: Cable access, maintenance and repair
13. Agreement, including the terms and conditions thereof; entered into:
 By: Dick Winters Construction
 And Between: City of Mount Vernon
 Recorded: December 21, 1989
 Auditor's No.: 8912210003, records of Skagit County, Washington
 Providing: Terms and conditions of connecting to city sewer system
14. 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
 Auditor's No(s): 8002220033, records of Skagit County, Washington
 Executed By: Richard K. Fuller and Betty J. Fuller; talk corporation, inc.
- AMENDED by instrument(s):
 Recorded: February 8, 1982
 Auditor's No(s): 8202080028, records of Skagit County, Washington
15. 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 services
 Recording Date: February 28, 2017
 Recording No.: 201702280085
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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:

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

"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. Assessments, if any, levied by Mt Vernon.
19. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 14, 2022

between Adam Rogers Ashley Sevald ("Buyer")
Buyer Buyer

and Estate of Shauna Plummer ("Seller")
Seller Seller

concerning 2610 Club Ct #99 MtVernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

AR 09/14/22
Buyer Date
AS 09/14/22
Buyer Date

[Signature] 09/14/22
Seller Date
[Signature] 10-21-22
Seller Date