

**When recorded return to:**  
Joseph Robert Stead  
2820 Club Court Unit 113  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20235695  
**Mar 06 2023**  
Amount Paid \$4165.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245455510  
**207999-LT**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) June N Didier, Trustee of the Revocable Living Trust of June N. Didier; u/a dated July 27, 2004

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Joseph Robert Stead, a single man

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 113, Northridge Estates Condominium

Tax Parcel Number(s): P81946/: 4417-000-113-0003

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 1, 2023

Revocable Living Trust of June N. Didier; u/a dated July 27, 2004

BY: June N. Didier Trustee  
June N. Didier  
Trustee

State of Washington

County of Thurston

This record was acknowledged before me on 03/01/2023 by June N. Didier as Trustee of Revocable Living Trust of June N. Didier; u/a dated July 27, 2004.

Kimberly Ann Brown  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 12/26/2025



**EXHIBIT "A"**  
Legal Description

Unit 113, "NORTHRIDGE ESTATES CONDOMINIUM," according to the Restated Declaration thereof, recorded August 5, 2004, under Auditor's File No. 200408050101 and any amendments thereto, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

## SPECIAL EXCEPTIONS

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Revision to Plat of Firwest Estates, Division No. 1

Recorded: January 4, 1980

Auditor's No.: 8001040033

2. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Ingress, egress and utilities

Disclosed By: Instrument recorded August 1, 1979, under Auditor's File No. 7908010044

Affects: Portion of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1"

3. Regulations and requirements provided for in that certain "Declaration" recorded February 22, 1980, under Auditor's File No. 8002220033, including, but not limited to, assessments levied by the homeowners' association, and amended by instrument recorded February 8, 1982, under Auditor's File No. 8202080028.

Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (Condominiums) and amendments thereto, other than those pertaining to the actual valid creation of the condominium itself, which the Company does insure now exists.

Terms, provisions and limitations contained in Horizontal Property Regimes Act, Chapter 156, Laws of 1963, "R.C.W. 64.32", as amended.

4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Shoreline Savings Association, Talk Corp. and Northland Bank

Recorded: December 18, 1981

Auditor's File No.: 8112180012

5. RECREATIONAL FACILITIES AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:..

Between: Apartment owners of Northridge Estates Condominium, etal

Recorded: March 2, 1983

Auditor's File No.: 8303020029

6. COVENANTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS CONTAINED IN THAT CONDOMINIUM DECLARATION:

Recorded: May 31, 1984

Auditor's No.: 8405310049

Said document was amended by the following Auditor's File Nos.:

8410010003, 8508120022, 8609050017, 8709010046, 8901100091, 8911130095, 9003090090, 9011140055 (a re-recording of 9008280039, 9101140051 (a re-recording of 9011140056, and 200408050101).

Pg 4

7. **RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS CONTAINED IN THAT CONDOMINIUM DECLARATION:**

Recorded: April 5, 2004

Auditor's No.: 200408050101

Executed By: Northridge Estates Homeowners Association

8. **MATTERS DISCLOSED BY RECORD OF SURVEY MAP AND PLANS FOR NORTHRIDGE ESTATES CONDOMINIUMS:**

Auditor's File Nos.: 8405310048 , 8409210028 , 8508120021 , 8609050016 , 8709010045 , 8901100090 , 9003090089 and 9008280038

9. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Comcast Cable Communications Management, LLC

Purpose: Construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove broadband communication system

Area Affected: Affects portion of subject premise and other lands

Dated: January 1, 2017

Recorded: February 28, 2017

Auditor's No.: 201702280085

10. **Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (Condominiums) and amendments thereto, other than those pertaining to the actual valid creation of the condominium itself, which the Company does insure now exists.**