

202402210030

02/21/2024 11:58 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249638

Feb 21 2024

Amount Paid \$5205.00

Skagit County Treasurer

By Candi Newcombe Deputy

When recorded return to:

Gregory H. Wagner and Lisa A. Wagner, Trustees of the Gregory H. Wagner and Lisa A. Wagner Living Trust
dated May 17, 2016
2810 Firwood Lane, Unit #208
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara Carver, Trustee of the Barbara Carver Revocable Living Trust dated December 13, 2007, 244 Whiskey Hill Road, Lopez Island, WA 98261,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Gregory H. Wagner and Lisa A. Wagner, Trustees of the Gregory H. Wagner and Lisa A. Wagner Living Trust dated May 17, 2016

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Unit 208, Northridge Estates Condominiums,

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P81977/4417-000-208-0009

Dated: 02/16/2024

the Barbara Carver Revocable Living Trust dated December 13, 2007

By: Barbara Carver
Barbara Carver, Trustee

Statutory Warranty Deed
LPB 10-05

Order No.: 24-19800-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16 day of February, 2024 by Barbara Carver, Trustee of the Barbara Carver Revocable Living Trust dated December 13, 2007.

Kyle Beam
Signature

Notary

Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2810 Firwood Lane, Unit #208, Mount Vernon, WA 98273
Tax Parcel Number(s): P81977/4417-000-208-0009

Property Description:

Unit 208, Northridge Estates Condominiums, according to the Restated Declaration thereof recorded August 5, 2004, under recording number 200408050101, and any Amendments thereto, records of Skagit County Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-19800-KH

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EXHIBIT B

24-19800-KH

9. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed instrument for the purpose of utilities and related facilities, recorded August 1, 1979 under Auditor's File No. 7908010044, recorded.

(Affects Tract "C" of Revision to Plat of Firwest Estates, Division No.1)

10. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded under Auditor's File No. 8002220033. By instruments recorded under Auditor's File Numbers 8112180012, 8202080028, 8405310049, 8410010003, 8508120021, 8609050017, 8709010046, 8901100091, 8911130095, 9003090090, 9008280039, 9011140055, 9011140056, and 9101140051, the terms of said Declaration were modified.

11. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions in Recreational Facilities Agreement for Northridge Estates Condominium, recorded March 2, 1983 under Auditor's File No. 8303020029.

12. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963 (RCW 64.32) as now amended or as it may hereafter be amended.

13. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

14. Regulatory notice/agreement regarding Standard Participation Contract (regarding sewers) that may include covenants, conditions and restrictions affecting the subject property, recorded July 16, 1987 as Auditor's File No. 8707160036. Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

15. Easement, affecting a portion of subject property for the purpose of gas pipelines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded April 3, 1985 as Auditor's File No. 8504030019.

16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Firwest Estates Condominiums Phase I recorded February 22, 1980 as Auditor's File No. 8002220034.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

17. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Northridge Estate Condominium (Revision) recorded on September 21,

Statutory Warranty Deed
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1984 as Auditor's File No. 8409210028.

18. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Self-Help Housing, a Washington non-profit corporation, recorded June 23, 1998 as Auditor's File No. 9806230104.

19. Easement, affecting a portion of subject property for the purpose of cable facilities including terms and provisions thereof granted to TCI Cablevision of Washington, Inc. recorded January 28, 2002 as Auditor's File No. 200201280017.

20. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Northridge Estates Homeowner's Association, recorded August 5, 2004 as Auditor's File No. 200408050101.

21. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resources Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded September 27, 2017 as Auditor's File No. 201709270042.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

22. 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
Affects: Portions of said condominium.