

When recorded return to:

Kathryn L. Stendal
1405 Florence Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241550
Jul 29 2024
Amount Paid \$7029.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21163-TB
RE: TODD 201505180168

THE GRANTOR(S) **Kelly J. McIvor and Michael W. McIvor, each as their separate estate,**

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

in hand paid, conveys, and warrants to **Kathryn L. Stendal, an unmarried woman**

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

Unit 321, 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.

Abbreviated legal description: Property 1:
Unit 321, 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 "A" attached hereto

Tax Parcel Number(s): P81997/4417-000-321-0001

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Dated: 7/29/24

Kelly McIvor
Kelly McIvor

Michael McIvor
Michael McIvor

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29th day of July, 2024 by Kelly McIvor and Michael McIvor.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



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EXHIBIT A

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
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,
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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, 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. 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

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Recording No.: 201702280085
Affects: Portions of said condominium

End of Exhibit A

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