

When recorded return to:
Katie Torkkola
2819 Firwood Lane Unit 120
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243103
Nov 26 2024
Amount Paid \$5525.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057509

Escrow No.: 620057509

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gene Chappelle, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Katie Torkkola, an unmarried person

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

UNIT 120, NORTHRIDGE ESTATES CONDOMINIUMS, ACCORDING TO THE DECLARATION THEREOF RECORDED AUGUST 5, 2004, UNDER RECORDING NO. 200408050101, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 13 OF CONDOMINIUMS, PAGES 97 THROUGH 105, RECORDS OF SKAGIT COUNTY WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81953 / 4417-000-120-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 22 Nov 24

[Signature]
Gene Chappelle

State of AL

County of MOBILE

This record was acknowledged before me on November 22, 2024 by Gene Chappelle.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Alabama
My appointment expires: 1-4-2025



EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Cascade Natural Gas
Purpose: Pipeline to transport oil and gas
Recording Date: September 6, 1968
Recording No.: 717888, records of Skagit County, Washington
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Richard Fuller
Purpose: Ingress, egress and utilities
Recording Date: August 1, 1979
Recording No.: 7908010044
Affects: Portion of said premises
3. Standard Participation Contract Certificate of Payment and Release for Sewer Connection Charge and the terms and conditions thereof:
Recording Date: September 25, 1979
Recording No.: 7909250030
4. 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 Firwest Estates Condominiums Phase I:
Recording No: 8002220034
5. Recreational Facilities Agreement for Northridge Estates Condominium and the terms and conditions thereof:
Recording Date: March 2, 1983
Recording No.: 8303020029
6. 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,

EXHIBIT "A"
Exceptions
(continued)

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: Declaration of Condominium
Recording Date: May 31, 1984
Recording No.: 8405310049

The Restated CCR for the above mentioned Condominium is recorded under Recording No. 200408050101.

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

EXHIBIT "A"
Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 14, 1990
Recording No.: 9011140055

Said document is a re-recording of Recording No. 9008280039.

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 14, 1991
Recording No.: 9101140051

Said document is a re-recording of Recording No. 9011140056.

7. Lien of assessments levied pursuant to the Declaration for Northridge Estates Condominiums to the extent provided for by Washington law.

8. Standard Participation Contract Certificate of Payment and Release for Sewer Connection Charge and the terms and conditions thereof:

Recording Date: December 21, 1989
Recording No.: 8912210003

9. 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 Condominiums:

Recording No: 9003090089

10. 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 Condominiums:

Recording No: 9008280038

11. 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

EXHIBIT "A"
Exceptions
(continued)

forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 31, 1994
Recording No.: 9410310094

12. MDU Broadband Services Agreement and Grant of Easement and the terms and conditions thereof:

Executed by: Northridge Condominiums Owners Association and TCI Cablevision of Washington, Inc.
Recording Date: January 28, 2002
Recording No.: 200201280017

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, its successors and assigns
Purpose: Broadband communication services
Recording Date: February 28, 2017
Recording No.: 201702280085
Affects: Portion of said premises

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.

EXHIBIT "A"
Exceptions
(continued)

16. Assessments, if any, levied by City of Mount Vernon.
17. City, county or local improvement district assessments, if any.
18. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.