

**When recorded return to:**  
Charlene Justice and Nathan D Justice  
18607 25th Ave NE  
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250214  
Jan 27 2025  
Amount Paid \$5349.00  
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

Escrow No.: 620057822

**CHICAGO TITLE**  
620057822

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Joseph Robert Stead, 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 Nathan Justice, a single man and Charlene Justice, an unmarried woman, as tenants in common

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

Unit 113, NORTH RIDGE ESTATE 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.

Situated in the County of Skagit, State of Washington.

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

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

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 01/16/2025

Joseph R. Stead  
Joseph Robert Stead

State of Washington  
County of Snohomish

This record was acknowledged before me by means of communication technology

on 01/16/2025 by Joseph Robert Stead

TAYLOR K SAMUEL  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 23035522  
COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel  
Notary Public  
My commission expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 6, 1968  
Auditor's No.: 717888  
In favor of: Cascade Natural Gas  
For: Pipeline to transport oil and gas

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 1, 1979  
Auditor's No.: 7908010044  
In favor of: Richard Fuller  
For: Ingress, egress and utilities

3. 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  
Providing: Terms and conditions of connecting to city sewer system

4. Easement, including the terms and conditions thereof, disclosed by instrument;

Recorded: February 22, 1980  
Auditor's No.: 8002220034  
For: Ingress, egress and utilities  
Affects: Portion of common area

5. 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

6. Any assessment nor or hereafter levied under the provisions of the Recreational Facilities Agreement;

Recorded: March 2, 1983

**EXHIBIT "A"**  
Exceptions  
(continued)

Auditor's No.: 8303020029

7. 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: 8405310048

Modification(s) of said instrument

Recording Date: September 21, 1984  
Recording No.: 8409210028

Modification(s) of said instrument

Recording Date: August 12, 1985  
Recording No.: 8508120021

Modification(s) of said instrument

Recording Date: September 5, 1986  
Recording No.: 8609050016

Modification(s) of said instrument

Recording Date: September 1, 1987  
Recording No.: 8709010045

Modification(s) of said instrument

Recording Date: January 10, 1989  
Recording No.: 8901100090

Modification(s) of said instrument

Recording Date: March 9, 1990  
Recording No.: 9003090089

Modification(s) of said instrument

Recording Date: August 28, 1990

**EXHIBIT "A"**  
Exceptions  
(continued)

Recording No.: 9008280038

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

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

**EXHIBIT "A"**  
Exceptions  
(continued)

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: November 14, 1990  
Recording No.: 9011140055

Said modification is re-recording of recording number 9008280039.

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 14, 1991  
Recording No.: 9104140051

Said modification is re-record of recording number 9011140056.

Modification(s) of said covenants, conditions and restrictions

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

9. Lien of assessments levied pursuant to the Declaration for Northridge Estates Condominium Association, a Washington nonprofit corporation to the extent provided for by Washington law.
10. 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  
Providing: Terms and conditions of connecting to city sewer system
11. Covenants, conditions, restrictions and easements 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, as set forth in the document  
  
Recording Date: October 31, 1994  
Recording No.: 9410310094
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);

**EXHIBIT "A"**  
Exceptions  
(continued)

Recorded: January 28, 2002  
Auditor's No.: 200201280017  
In favor of: TCI Cablevision  
For: Cable access, maintenance and repair

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  
Purpose: Broadband communications system  
Recording Date: February 28, 2017  
Recording No.: 201702280085

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

15. 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."

16. Assessments, if any, levied by Northridge Estates Condominium Association.

17. Assessments, if any, levied by Mt Vernon.

18. City, county or local improvement district assessments, if any.