

When recorded return to:
Naoko Pursley
2610 Firwood Ln Unit 97
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251379
May 07 2025
Amount Paid \$5541.00
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title
620058720 6

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara Schmidt, 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 Naoko Pursley, a married person as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT 97, NORTHRIDGE ESTATES CONDOMINIUMS, ACCORDING TO RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200408050101, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 13, PAGES 97 THROUGH 105, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P81930 / 4417-000-097-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 2, 2025

Barbara Schmidt
Barbara Schmidt

State of Washington
County of Snohomish

This record was acknowledged before me on May 2, 2025 by Barbara Schmidt.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2-23-2028

NOTARY PUBLIC
STATE OF WASHINGTON
CHERYL A. GOODWIN
License Number 190358
My Commission Expires 02-23-2028

EXHIBIT "A"
Exceptions

1. 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 NORTHTRIDGE ESTATES CONDOMINIUM:
Recording No: 8405310048
2. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: February 22, 1980
Recording No.: 8002220034, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects: Portion of common area
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 1, 1979
Recording No.: 7908010044, records of Skagit County, Washington
In favor of: Richard Fuller
For: Ingress, egress and utilities
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 1968
Recording No.: 717888, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: Pipeline to transport oil and gas
Note: Exact location and extent of easement is undisclosed of record
5. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
Recorded: May 31, 1984
Recording No.: 8405310049, records of Skagit County, Washington
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

EXHIBIT "A"Exceptions
(continued)

- 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
Modification(s) of said covenants, conditions and restrictions
Recording Date: November 14, 1990
Recording No.: 9011140055 re-recording of recording no. 9008280039
Modification(s) of said covenants, conditions and restrictions
Recording Date: January 14, 1991
Recording No.: 9101140051 re-recording of recording no. 9011140056
Modification(s) of said covenants, conditions and restrictions
Recording Date: August 5, 2004
Recording No.: 200408050101
Modification(s) of said covenants, conditions and restrictions
Recording Date: March 18, 2025
Recording No.: 202503180039
6. 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.
 7. Agreement, including the terms and conditions thereof; entered into;
By: Casa Bella Construction
And Between: City of Mount Vernon
Recorded: September 25, 1979
Recording No.: 7909250030, records of Skagit County, Washington
Providing: Terms and conditions of connecting to city sewer system
 8. Terms, provisions, covenants, conditions, options, obligations, easements, and restrictions as may be contained in Recreational Facilities Agreement;
Recorded: March 2, 1983
Recording No.: 8303020029, records of Skagit County, Washington
 9. Any assessment nor or hereafter levied under the provisions of the Recreational Facilities Agreement;
Recorded: March 2, 1983
Recording No.: 8303020029, records of Skagit County, Washington
 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,

EXHIBIT "A"Exceptions
(continued)

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 Condominium Phase 1:
Recording No: 8002220034

11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 28, 2002
Recording No.: 200201280017, records of Skagit County, Washington
In favor of: TCI Cablevision
For: Cable access, maintenance and repair
12. Agreement, including the terms and conditions thereof; entered into;
By: Dick Winters Construction
And Between: City of Mount Vernon
Recorded: December 21, 1989
Recording No.: 8912210003, records of Skagit County, Washington
Providing: Terms and conditions of connecting to city sewer system
13. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: February 22, 1980
Recording No.: 8002220033, records of Skagit County, Washington
Executed By: Richard K. Fuller and Betty J. Fuller; talk corporation, inc.
AMENDED by instrument(s):
Recorded: February 8, 1982
Recording No.: 8202080028, records of Skagit County, Washington
14. 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
Affects: as described in said instrument
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

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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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. City, county or local improvement district assessments, if any.