

When recorded return to:

Emmanuel J. Johnson and Elizabeth B. Millward
2731 Firwood Ln Apt 123
Mt. Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260005

Jan 02 2026

Amount Paid \$5445.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Chicago Title
620060306

Escrow No.: 245475755

**PERSONAL REPRESENTATIVE DEED
(Bargain and Sale Deed - RCW 64.04.040)**

THE GRANTOR(S)

Monica C Fery, Personal Representative of The Estate of Monte E. Bianchi, deceased (Whatcom County Probate No. 25-4-00905-37)

for and in consideration of

Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, bargains, sells, and conveys to

Emmanuel J. Johnson and Elizabeth B. Millward, a married couple

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

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

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

Unit(S): 123 Northridge Estates Condo Tax/Map ID(s): P81956 / 4417-000-123-0001

Tax Parcel Number(s): P81956,
4417-000-123-0001

PERSONAL REPRESENTATIVE DEED
(continued)

Dated: 12-20-2025

The Estate of Monte E. Bianchi, deceased (Whatcom County Probate No. 25-4-00905-37)

BY: Monica C Fery
Monica C Fery
Personal Representative

State of Utah

County of Salt Lake

This record was acknowledged before me on 12/20/2025 by Monica C Fery as
Personal Representative of The Estate of Monte E. Bianchi, deceased (Whatcom County Probate No.
25-4-00905-37).

Veronica Garcia
(Signature of notary public)
Notary Public in and for the State of Utah
My appointment expires: 02/01/2027

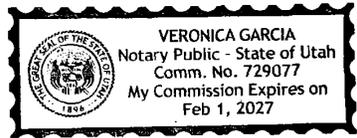


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81956 / 4417-000-123-0001

Unit 123, Northridge Estates Condominium, According to the Restated Declaration thereof recorded under Auditor's File No. 200408050101, and any amendments thereto, which replaces and supersedes those declarations recorded under Auditor's File No. 8405310049, and 8002220033, and as depicted on that Survey Map and Plans recorded under Auditor's File No. 8405310048, filed at Volume 13, Pages 97 through 105, inclusive, and any amendments thereto, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

SPECIAL EXCEPTIONS:

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

In favor of: Cascade Natural Gas
Purpose: Pipeline to transport oil and gas
Recorded: September 6, 1968
Recording No.: 717888
Affects: Exact location and extent of easement is undisclosed of record.

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

In favor of: Richard Fuller
Purpose: Ingress, egress and utilities
Recorded: August 1, 1979
Recording No.: 7908010044
Affects: Portion of said premises

Agreement, including the terms and conditions thereof, entered into;

Executed by: Casa Bella Construction and City of Mount Vernon
Recorded: September 25, 1979
Recording No.: 7909250030
Providing: Terms and conditions of connecting to city sewer system

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

Purpose: Ingress, egress and utilities
Recorded: February 22, 1980
Recording No.: 8002220034
Affects: Portion of common area

Terms, provisions, covenants, conditions, options, obligations, easements, and restrictions as may be contained in Recreational Facilities Agreement;

Recorded: March 2, 1983
Recording No.: 8303020029

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

Recorded: March 2, 1983
Recording No.: 8303020029

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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

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 9, 1990
Recording No.: 9003090090

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Modification(s) of said covenants, conditions and restrictions

Recording No.: 9009280039

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 No.: 9011140056

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.

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

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 the Revision to Plat of Firwest Estates Division No. 1:

Recording No: 8001040033

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 Survey Map and Plans:

Recording No: 8002220034

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 31, 1984

Recording No.: 8405310048

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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: Condominium Declaration
Recording Date: February 22, 1980
Recording No.: 8002220033

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 8, 1982
Recording No.: 8202080028

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: TCI Cablevision
Purpose: Cable access, maintenance and repair
Recorded: January 28, 2002
Recording No.: 200201280017
Affects: Portion of said premises

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: Portion of said premises

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 2025
Recording No.: 202503180039

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

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

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Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.