

**When recorded return to:**  
Joseph R. Fox  
1111 Peterson Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3410  
Jul 26 2021  
Amount Paid \$9073.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048329

**CHICAGO TITLE**  
620048329

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Darrel L. Mason and Alison E. Mason, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Joseph R. Fox, an unmarried person

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.)

LT 2, REPLAT OF A PORTION OF FIRWEST ESTATES CONDOMINIUMS, PH 1

Tax Parcel Number(s): P101609 / 4590-000-002-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

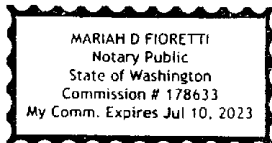
<sup>24 Aug</sup>  
Dated: July 23, 2021

[Signature]  
Darrel L. Mason  
[Signature]  
Alison E. Mason

State of WASHINGTON      *ndf*  
County of ~~SKAGIT~~ *WHATCOM*

I certify that I know or have satisfactory evidence that Darrel L. Mason and Alison E. Mason are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 24, 2021  
[Signature]  
Name: Mariah D Fioretti  
Notary Public in and for the State of WA  
Residing at: Blaine, WA  
My appointment expires: 7/10/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P101609 / 4590-000-002-0001**

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LOT 2, REPLAT OF A PORTION OF FIRWEST ESTATES CONDOMINIUMS, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 54 AND 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Standard Participation Contract, and the terms and conditions thereof:  
Executed by: City of Mount Vernon, a municipal corporation and Epicon Washington, Inc.  
Recording Date: September 27, 1984  
Recording No.: 8409270001  
Providing: Right to connect subject property to City Sewer  
Affects: Said premises and other property
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Cascade Natural Gas Corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 3, 1985  
Recording No.: 8504030019  
Affects: as described in said instrument
  
3. 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, as set forth in the document  
Recording Date: February 22, 1980  
Recording No.: 8002220033  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: December 18, 1981  
Recording No.: 8112180012
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Replat of a portion of Firvest Estates Condominiums, Phase I:  
Recording No: 9209090108
  
5. 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,

**EXHIBIT "B"**  
Exceptions  
(continued)

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: September 17, 1992  
Recording No.: 9209170041

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Northridge Condominium Association  
Recording Date: September 17, 1992  
Recording No.: 9209170041

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Mt Vernon.
10. City, county or local improvement district assessments, if any.
11. 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

**EXHIBIT "B"**  
Exceptions  
(continued)

of the terms.