

AFTER RECORDING MAIL TO:
Jason K. Kurz and John-Paul Falardeau
2118 19th Street
Anacortes, WA 98221



200511150172
Skagit County Auditor

11/15/2005 Page 1 of 2 3:35PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85751

Statutory Warranty Deed

Grantor(s): Homestead NW Dev. Co.
Grantee(s): ~~Jason K. Kurz~~ John-Paul Falardeau
Unit C-2, "ALDER HILLS, A Condominium"
Assessor's Tax Parcel Number(s): 4858-000-003-0100, P122888

FIRST AMERICAN TITLE CO.

A85751 E-1

THE GRANTOR Homestead NW Dev. Co., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Jason K. Kurz, a single man~~ and John-Paul Falardeau, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Unit C-2, "ALDER HILLS, A Condominium" as per the Survey thereof recorded May 13, 2005 under Auditor's File No. 200505130120.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated October 6, 2005

Homestead NW Dev. Co.

James A. Wynstra
By: James A. Wynstra, President

#6399
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 15 2005

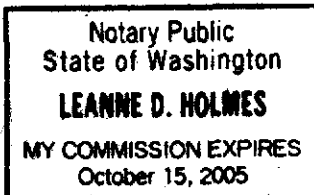
Amount Paid \$ 5341.18
By *[Signature]* Skagit Co. Treasurer
Deputy

State of Washington }
County of Whatcom } SS:

I certify that I know or have satisfactory evidence James A. Wynstra the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is President of Homestead NW Dev. Co. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: October 6, 2005

Leanne D. Holmes



Notary Public in and for the State of Washington

Residing at Lynden

My appointment expires: October 15, 2005

EXCEPTIONS:

- A. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.
- B. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: May 13, 2005
Auditor's File No.: 200505130121

C. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Alder Hills, a Condominium
Recorded: May 13, 2005
Auditor's No.: 200505130120

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Anacortes, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., Comcast and their respective successors and assigns under and upon the utilities easements shown hereon, and along the routes of the as built or yet to be built utility alignments, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines fixtures and appurtenances attached thereto, for the purpose of providing utility services to the condominium and other property as may be developed in association with expansions to this condominium, together with the right to enter upon the units (lots) at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the condominium by the exercise of rights and privileges herein granted.
2. "...declare this Survey Map and Plans and dedicate the same for condominium purposes. This Survey Map and Plans and any portion thereof shall be restricted by the terms of the Condominium Declaration filed contemporaneously herewith. This dedication is not for any other use than to meet the requirements of the Washington Condominium Act for a survey and plans and to submit the property herein described to the provisions of the Act as provided in the declaration. We further certify all structural components and mechanical systems of all buildings contained or comprising any units hereby creating are substantially completed.
3. 10 foot wide portions of the subject property

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: November 23, 2004
Recorded: December 13, 2004
Auditor's No.: 200412130078
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: 10-foot wide portions of the subject property

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 12, 2004
Recorded: September 21, 2005
Auditor's No.: 200509210035
Executed By: Homestead NW Development Co., Inc., a Washington corporation



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