

AFTER RECORDING MAIL TO:  
Brendan Maguire  
2117 19th Street  
Anacortes, WA 98221



200601310145  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A86108

### Statutory Warranty Deed

Grantor(s): Homestead NW Dev. Co.

Grantee(s): Brendan Maguire

FIRST AMERICAN TITLE CO.

Unit A-2, "ALDER HILLS, A Condominium"

Assessor's Tax Parcel Number(s): 4858-000-001-0100, P122884

A86108E-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 Brendan\* Maguire, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

\*L.

Unit A-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 January 18, 2006

Homestead NW Dev. Co.

By: James A. Wynstra, President

# 477  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 31 2006

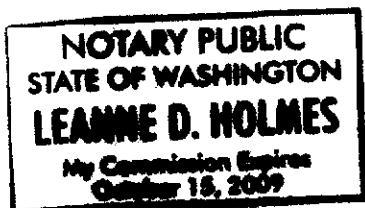
Amount Paid \$ 5504.94  
By Skagit Co. Treasurer Deputy

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 signed this instrument, on oath stated he is 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: January 18, 2006

Leanne D Holmes



Notary Public in and for the State of Washington  
Residing at Lynden

My appointment expires: Oct. 15, 2009

**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

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Declaration Dated: November 29, 2005  
Recorded: December 2, 2005  
Auditor's No.: 200512020058

**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



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.  
Dated: April 19, 2005  
Recorded: September 14, 2005  
Auditor's No.: 200509140022  
Purpose: Construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system  
Area Affected: Common Area

F. 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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