



201004080024
Skagit County Auditor

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When recorded return to:

Lester Wong and Ying Liu
2008 Riverside Dr
Mt Vernon WA 98273

Recorded at the request of:

File Number: 99280

Statutory Warranty Deed

99280

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Business Bank, a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lester Wong and Ying Liu, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 3, "ALPINE CREST CONDOMINIUM"

Tax Parcel Number(s): P121567, 4835-000-003-0000

Unit 3, "ALPINE CREST CONDOMINIUM", according to the Declaration thereof recorded May 3, 2004, under Auditor's File No. 200405030218, records of Skagit County, Washington, and Survey Map and Plans thereof recorded under Auditor's File No. 200405030217, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 4.5.10

Business Bank

By: Todd Anderson, Senior Vice President

922
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 08 2010

Amount Paid \$ 43446.64
By: Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Todd Anderson
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated IIS
is/are authorized to execute the instrument and acknowledge that as the
Senior Vice President of Business Bank
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4.5.10



Notary Public in and for the State of WA
Residing at Mt Vernon
My appointment expires: 1-7-11

Exhibit A

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: James E. Moore and Myrtle Moore, his wife
Recorded: February 4, 1942
Auditor's No: 348986
As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Northeast 1/4 of the Southwest 1/4; EXCEPT the Northwest 1/4 thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

B. RESERVATIONS CONTAINED IN DEED

Executed by: Marie Fleitz Dwyer, Frances Fleitz Rucker and Lola Hartnett Fleitz
Recorded: October 22, 1918
Auditor's No: 128138
As Follows:

Undivided 1/2 in all oil, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Southwest 1/4 of Section 27, Township 34 North, Range 4 East, W.M.

C. RESERVATIONS CONTAINED IN DEED

Executed by: Atlas Lumber Company
Recorded: April 18, 1914
Auditor's No: 102029
As Follows:

Reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all changes substantial by reason of such entry.

Affects Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M., and other property.

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 9211250027:

Purpose: Sanitary sewer, access and utility
Affects: Various strips as delineated on the face of said Survey



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: August 25, 1993
Auditor's No: 9308250085
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

The North 230 feet of the South 420 feet of the West 130 feet of the East 210 feet of the Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M. (This easement may be superseded at a later date by a document with a more specific easement description based on an as built Survey furnished by Grantor at no cost to Grantee.)

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: September 28, 1993
Recorded: October 11, 1993
Auditor's No: 9310110127
Purpose: Natural gas pipeline or pipelines
Area Affected: 10 feet in width per mutual agreement

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: November 2, 1993
Auditor's No: 9311020145
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under

Area Affected:

Easement No. 1: All streets, road rights-of-way, green belts, open spaces and utility easements as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width, across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: A strip of land 20 feet in width parallel to and coincident with the boundaries of Waugh Road as designed, platted and/or constructed within the above described property.



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

Dated: January 11, 1994
Recorded: January 25, 1994
Auditor's No: 9401250030
Executed by: Sea-Van Investments Associates, a Washington General Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: December 11, 1995
Recorded: December 11, 1995
Auditor's No: 9512110030

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 13, 1996
Recorded: March 18, 1996
Auditor's No: 9603180110

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: January 31, 2000
Recorded: February 1, 2000
Auditor's No: 200002010099

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

Plat/Subdivision Name: Eaglemont, Phase 1B, Division 1
Recorded: January 16, 2002
Auditor's No: 200201160127

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

Plat/Subdivision Name: Alpine Crest Development Map
Recorded: April 14, 2004
Auditor's No.: 200404140087

Said matters include but are not limited to the following:

1. Minimum Building Setbacks (SB)

Front Yard: 24' from centerline of private access and utility easement

Side Yard: 5' both sides, or 0 feet on one side, with a minimum setback of 5 feet between adjoining buildings

Rear Yard: 5 feet

2. Parking

2 car garage (GAR) per unit and 9 visitor parking stalls (VP) totaling 41 spaces

3. Easements for storm drainage, slopes, private access, utilities, and wetland buffer all affecting common areas.



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

Plat/Subdivision Name: Alpine Crest Condominium
Recorded: May 3, 2004
Auditor's No.: 200405030217

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Verizon Northwest, Inc., Cascade Natural Gas Corporation and AT&T Broadband, Inc., and their respective successors and assigns, under and upon the private roadways and utility 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 or to the association by the exercise of rights and privileges herein granted.
2. All road rights-of-way shown hereon (Alpine Crest Loop) are private and are to be maintained by the Condominium Association. (Common Elements) The road rights-of-way shown hereon are subject to the future development rights with respect to future phases as well as any additional development rights which may be done within the bounds of the property described hereon which may not be a part of the condominium.
3. This plat is subject to easements, reservations, restrictions, provisions, covenants and conditions as set forth on the face of the Plat of Eaglemont, Phase 1A, as recorded in Volume 15 of Plats, pages 130 through 146, and as disclosed by separate instrument under recording No. 9308250085, records of Skagit County, Washington.
4. This property is subject to easements and restrictions contained in the Plat of Eaglemont Phase 1B, Division 1, according to the plat thereof, recorded under Skagit County Auditor's File No. 200201160127.
5. This property is subject to easements and restrictions contained in the Development Map of Alpine Crest P.U.D. recorded under Skagit County Auditor's File No. 200404140087.
6. The side lines of all units shall be defined by vertical planes passing through the unit at ground level.
7. All land is subject to development rights set forth in the declaration.
8. Horizontal unit boundaries are shown hereon.
9. Vertical boundaries are as follows:

Lower Elevation – 340
Upper Elevation – 490



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10. The approximate square footage of each unit is based on the area within the horizontal boundaries at ground level.

11. Ground elevations range from 350 to 450.

12. Easements for storm drainage, slopes, private access, utilities, affecting common areas.

13. Affidavit of Minor Correction of Condominium recorded October 18, 2004 under Auditor's File No. 200410180024.

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Dated: August 15, 2003
Recorded: January 15, 2004
Auditor's No.: 200401150055
Purpose: To 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 areas

M. 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 3, 2004
Auditor's File No.: 200405030218

Public Offering Statement recorded July 30, 2007 under Auditor's File No. 200707300188.

N. 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.



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