

When recorded return to:  
Robert Patronskey and Patricia Patronskey  
P.O. Box 1736  
Anacortes, WA 98221



201102080037  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273  
Order No.: 620011400

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Julieanne K. Wilkening, a single Individual  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys, and warrants to Robert A. Patronskey and Patricia L. Patronskey, husband and  
wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Unit F-1, ALDER HILLS CONDOMINIUM, according to the declaration thereof recorded May 13,  
2005, under Auditor's File No. 200505130121, records of Skagit County, Washington, and the  
Survey Map and plans recorded May 13, 2005, under Auditor's File No. 200505130120, records of  
Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P122893, 4858-000-006-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Apeial Exceptions, Chicago Title Insurance Company order 620011400, which is  
attached hereto and made a part hereof; and Skagit County right To Farm Ordinance, which is  
attached.

Dated: January 28, 2011

Julieanne K. Wilkening

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 373

FEB 08 2011

Amount Paid \$ 3,529.40  
Skagit Co. Treasurer  
By Deputy

State of Virginia

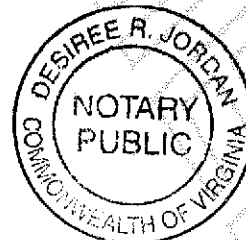
County of Arlington

I certify that I know or have satisfactory evidence that Julieanne K. Wilkening is the person(s) who  
appeared before me, and said person(s) acknowledged that she signed this of instrument and  
acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this  
instrument.

Dated: February 4, 2011

Name: Desiree R. Jordan  
Notary Public in and for the State of Washington, Virginia *DRS*  
Residing at: Fairfax Cnty, VA

My appointment expires: September 30, 2014



Reg. No. 331021

**SCHEDULE 'B'**

**SPECIAL EXCEPTIONS**

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: May 13, 2005  
Auditor's No(s): 200505130121, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 2, 2005  
Recording No.: 200512020058

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 ALDER HILLS, A CONDOMINIUM:

Recording No: 200505130120

3. Easement delineated on the face of said plat;  
For: Utility and Pedestrian  
Affects: 10 feet adjacent to street

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: May 31, 2005  
Auditor's No(s): 200505310140, records of Skagit County, Washington  
In favor of: Comcast of Washington IV, Inc.  
For: Communications

5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: February 13, 2004  
Auditor's No.: 200412130078, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: May 13, 2005  
Auditor's No(s): 200505130121, records of Skagit County, Washington  
Imposed By: Homestead Northwest Development Co.

7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 14, 2005  
Auditor's No(s): 200509140022, records of Skagit County, Washington  
In favor of: Comcast of Washington IV, Inc.  
For: Broadband Communications System



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8. Agreement, including the terms and conditions thereof, entered into;  
By: Homestead NW Development Co.  
And Between: Anacortes School District  
Recorded: September 21, 2005  
Auditor's No. 200509210035, records of Skagit County, Washington  
Providing: Continuing indemnity covenant re: Storm Drainage  
Improvements
9. Dues, charges and assessments, if any, levied by Alder Hills Condominium Homeowners Association.
10. Liability to future assessments, if any, levied by City of Anacortes.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

#### SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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