

When recorded return to:
Mary Bodey
1414 Alpine View Place
Mount Vernon, WA 98274



201102230033
Skagit County Auditor

2/23/2011 Page 1 of 6 10:47AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012731

STATUTORY WARRANTY DEED

THE GRANTOR(S) Morris H. Pixley and Lenora E. Pixley, Trustees for the Morris H. Pixley and Lenora E. Pixley Living Trust, dated May 15, 2007

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Mary A. Bodey, a married woman, as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 3A, SURVEY MAP & PLANS FOR ALPINE FAIRWAY VILLA CONDO, according to Declaration thereof recorded May 26, 1999, under Auditor's File No. 9905270007 and any amendments thereto, AND Amended Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 67 through 71, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P113818, 4723-000-003-0200

Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: February 21, 2011

Morris H. Pixley and Lenora E. Pixley, Trustees for the Morris H. Pixley and Lenora E. Pixley Living Trust

BY: Morris H. Pixley
Morris H. Pixley
Trustee

BY: Lenora E. Pixley
Lenora E. Pixley
Trustee

003
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 23 2011

Amount Paid \$ 5434.00
By Skagit Co. Treasurer Deputy
CJM

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Morris H. Pixley and Lenora E. Pixley are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee of Morris H. Pixley and Lenora E. Pixley, Trustees for the Morris H. Pixley and Lenora E. Pixley Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 22 2011

Marcie K. Paleck
Name:
MARCIE K. PALECK

Notary Public in and for the State of

Washington
Residing at: Mount Vernon
WA

My appointment expires:
October 15 2012



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1993
Auditor's No(s): 9310110127, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: 10 foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 2, 1993
Auditor's No.: 9311020145, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage, and 20 feet parallel with Waugh Road

3. 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 EAGLEMONT PHASE 1A:

Recording No: 9401250031

4. 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 ALPINE FAIRWAY VILLA AND ALPINE FAIRWAY VILLA PHASE I:

Recording No: 9812010023 and 9905260006

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: January 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Executed By: Sea-Van Investments Association

Amended by instrument:
Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Imposed By: Sea-Van Investments Association



EXHIBIT "A"
Exceptions

Amended by instrument:

Recorded: December 11, 1995, March 18, 1996 and February 1, 2000
Auditor's Nos.: 9512110030, 9603180110 and 200002010099, records of Skagit County, Washington

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: May 26, 1999
Auditor's No(s): 9905260007, records of Skagit County, Washington

Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion a Common Elements insured herein AND/OR to encumber any portion of said real property.

Amended by instrument(s):

Recorded: December 3, 1999, July 21, 2000, December 13, 2000, December 26, 2000
January 12, 2001, July 23, 2001; February 14, 2002; April 2, 2003 and December 20, 2005
Auditor's No(s): 199912030105, 200007210061, 200012130024, 200012260127, 200101120079, 200107230105; 200202140093; 200304020109, and 200512200002 records of Skagit County, Washington

8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 10, 1999
Auditor's No(s): 199909100027, records of Skagit County, Washington
In favor of: Jeff Hansell
For: Ingress and egress
Affects: Alpine View Place (a private road)

10. Exceptions and reservations as contained in instrument;

Recorded: February 4, 1942
Auditor's No.: 348986, records of Skagit County, Washington
As Follows: Reserving, however, unto the English Lumber Company, a Washington corporation of Seattle, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the English Lumber Company, its successors or assigns shall pay to the grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.

11. Exceptions and reservations as contained in instrument;

Recorded: October 22, 1918
Auditor's No.: 128130, records of Skagit County, Washington
Executed By: Marie Fleitz Dwyer, Frances Fleitz Rucker and Lola Hartnott Fleitz
As Follows: Excepting and reserving unto said parties of the first part an undivided one-half in all oils, ores, or minerals situated in, upon or under said land, or any part thereof, and the right at all times to enter upon said land, or any part or parts thereof, and there explore, search, drill, dig and mine for oils, ores or minerals, and freely carry on the business of mining, drilling and removing oils, ores and minerals, and for such purposes or purpose to take, use and occupy so much and such parts of said land, and for such term of time as said first parties, or their heirs or assigns, shall deem expedient

12. Exceptions and reservations as contained in instrument;

Recorded: April 18, 1914
Auditor's No.: 102029, records of Skagit County, Washington
Executed By: Atlas Lumber Company



EXHIBIT "A" Exceptions

As Follows: Excepting and reserving from the above described lands all petroleum, gas, coal, or other valuable minerals, with the right of entry to take and remove the same, but it is understood that on such entry said party of the second part or his assigns shall be fully compensated for all damages to the surface or any improvements on the same.

13. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: January 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Executed By: Sea-Van Investments Association

Amended by instrument:
Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington
14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Imposed By: Sea-Van Investments Association

Amended by instrument(s):
Recorded: December 11, 1995
Auditor's No(s): 9512110030, records of Skagit County, Washington
15. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 20, 2001
Auditor's No(s): 200112200152, records of Skagit County, Washington
In favor of: Eaglemont Homeowners
For: Parking, ingress and egress
16. Encroachment of deck onto easement area as disclosed by plat survey of said premises recorded May 26, 1999, under Auditor's File No. 9905260006, records of Skagit County, Washington.
17. Reservations contained in deed:

Recording Date: September 15, 2003
Recording No.: 200309150246
Regarding: Skagit County Right to Farm Ordinance
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by City of Mount Vernon.
20. Assessments, if any, levied by Alpine Fairway Villa Condominium Owners Association.
21. Assessments, if any, levied by Eaglemont Homeowner's Association.

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



EXHIBIT "A"
Exceptions

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.

