

When recorded return to:

Avon Lee Babb Trust dated August 10, 2004
621 Spyglass Drive
Eugene, OR 97401



201106280063
Skagit County Auditor

6/28/2011 Page 1 of 6 2:05PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013363

CHICAGO TITLE
620013363

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alfred Michael Stepanski and Mary B. Stepanski, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Avon Lee Babb, Trustee of the Avon Lee Babb Trust dated August 10, 2004, as to an undivided one-half (50%) interest and Robin E. Babb, Trustee of the Robin E. Babb Trust dated October 6, 2004, as to an undivided one-half (50%) Interest

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

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

Abbreviated Legal:

Unit(S): UNIT 2D Condo: ALPINE FAIRWAY VILLA CONDO, PHASE III

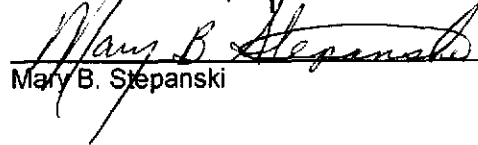
Tax Parcel Number(s): P113816, 4723-000-002-0200

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

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

Dated: June 22, 2011


Alfred Michael Stepanski


Mary B. Stepanski

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#1900

JUN 28 2011

Amount Paid \$ 5968.⁰⁰
Skagit Co. Treasurer
By *JNM* Deputy

STATUTORY WARRANTY DEED
(continued)

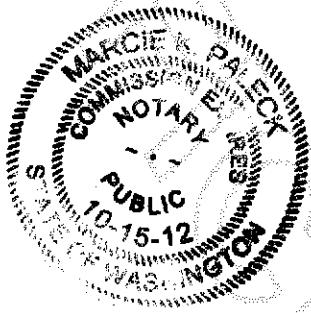
State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

ALFRED MICHAEL STEPANSKI AND MARY B. STEPANSKI
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 23 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



201106280063
Skagit County Auditor

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113816 and 4723-000-002-0200

Unit 2D, SECOND AMENDMENT TO SURVEY MAP AND PLANS FOR ALPINE FAIRWAY VILLA CONDO, PHASE III 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 under Auditor's File No. 200007210061, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement over, across and under Alpine View Place (a private road) as delineated on the face of said plat.

Situated in Skagit County, Washington.



EXHIBIT "B"
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:

Recording No: 9812010023
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



201106280063

Skagit County Auditor

EXHIBIT "B"

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



201106280063
Skagit County Auditor

EXHIBIT "B"

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, 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 SECOND AMENDMENT TO SURVEY MAP AND PLANS FOR ALPINE FAIRWAY VILLA CONDO PHASE III:

Recording No: 200007210060

14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Mount Vernon.
16. Assessments, if any, levied by Alpine Fairway Villa Condominium Owners Association.
17. 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 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.



201106280063
Skagit County Auditor