

When recorded return to:
James O. Krell and Christine A. Krell
1610 Alpine Crest Loop Unit A
Mount Vernon, WA 98274



201306050062

Skagit County Auditor
6/5/2013 Page

\$76.00
1 of 5 2:07PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019044

CHICAGO TITLE
620019044

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Kuziomko and Karen S. Reeves, 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 James O. Krell and Christine A. Krell, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 11, Alpine Crest Condominium, according to the Declaration thereof recorded May 3, 2004,
under Auditor's File Number 200405030218, records of Skagit County, Washington, And Survey
Map and Plans thereof recorded under Auditor's File Number 200405030217, records of Skagit
County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P121575 / 4835-000-011-0000

Subject to:

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

Dated: June 3, 2013

Richard Kuziomko

Karen S. Reeves

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 2100

JUN 05 2013

Amount Paid \$ 6,395.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED

(continued)

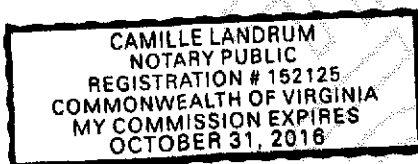
State of VIRGINIA

County of LOUDOUN

I certify that I know or have satisfactory evidence that

RICHARD KUZIOUKO and KAREN S. REEVES
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: JUNE 4, 2013



Camille Landrum
Name: Camille Landrum
Notary Public in and for the State of Virginia
Residing at: Leesburg, VA
My appointment expires: 10-31-2016

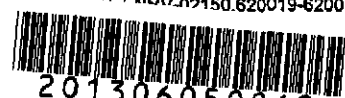


EXHIBIT "A"

Exceptions

SPECIAL EXCEPTIONS

1. 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:
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 EAGLEMONT PHASE 1B:
Recording No: 200201160127
3. 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.
4. 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
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 11, 1994
Auditor's No(s): 9401110030, 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

AMENDED by instrument(s):
Recorded: December 11, 1995
Auditor's No(s): 9512110030, records of Skagit County, Washington

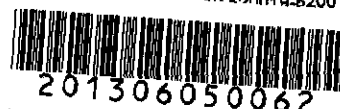


EXHIBIT "A"

Exceptions

7. 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 CREST CONDOMINIUM:
Recording No: 200405030217
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 23, 2000
Auditor's No(s): 200005230026, records of Skagit County, Washington
In favor of: Sea Van Investment Associates, a Washington general partnership
For: A non-exclusive perpetual easement for ingress, egress and utilities
9. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 2000
Auditor's No.: 200009060009, records of Skagit County, Washington
In favor of: Puget Sound Energy Inc., a Washington Corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:
- Easement No. 1:
- As constructed or to be constructed on the temporary road and utility easement described on the attached Exhibit "A". (Grantor shall insure that the road is maintained at all times for to provide access for the maintenance of the Grantee's electrical facilities.)
- Easement No. 2:
- A strip of land 10 feet in width being parallel to and coincident with the temporary road and utility easement described on the attached Exhibit "A".
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 15, 2004
Auditor's No(s): 200401150055, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Broadband Communications Systems
Affects: Said premises and other property
11. 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 3, 2004
Auditor's No(s): 200405030218, records of Skagit County, Washington
Executed By: Alpine Crest Condominium Owners Association
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 3, 2004
Auditor's No(s): 200405030218, records of Skagit County, Washington
Imposed By: Alpine Crest Condominium Owners Association
13. Terms, conditions, and restrictions of that instrument entitled Alpine Crest Condominium Public Offering Statement Acknowledgement

Recording Date: July 30, 2007
Recording No.: 200707300188
14. Dues, charges and assessments, if any, levied by Eaglemont Homeowners Association.



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EXHIBIT "A"

Exceptions

15. Dues, charges and assessments, if any, levied by Alpine Crest Condominium Owners Association.
16. Liability to future assessments, if any, levied by the City of Mount Vernon.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year,

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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