

NOT RECORDED

BY: Jean K. Hefflin
Jean K. Hefflin
Trustee

Jean K. Hefflin, as Trustee for The William H. Hefflin and Jean K. Hefflin Revocable Trust, dated May 16, 1996

Dated: 9/8/14

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): P113997 / 4723-000-010-0200

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

Situated in Skagit County, Washington

Washington.
Plans thereof recorded under Auditor's File No. 200107230104, records of Skagit County, Auditor's File No. 9905260007 and any amendments thereto; AND Amended Survey Map and CONDOMINIUM PHASE V, according to the Declaration thereof recorded May 26, 1999, under Lot 10D, FOURTH AMENDMENT TO SURVEY MAP AND PLANS FOR ALPINE FAIRWAY VILLA

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

in hand paid, conveys, and warrants to Eugene A. Wiggins and Jessie E. Wiggins, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

Trust, dated May 16, 1996
THE GRANTOR(S) Jean K. Hefflin, as Trustee for The William H. Hefflin and Jean K. Hefflin Revocable

STATUTORY WARRANTY DEED

Escrow No.: 620022143

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
COMPANY OF WASHINGTON



Filed for record at the request of:

SEP 09 2014
Amount Paid \$ 5879.00
By JE
Skagit Co. Treasurer
Deputy

20143324
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1405 Alpine View Place
Mount Vernon, WA 98274

When recorded return to:
Eugene A. Wiggins and Jessie E. Wiggins

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\$76.00

201409090058



STATUTORY WARRANTY DEED

(continued)

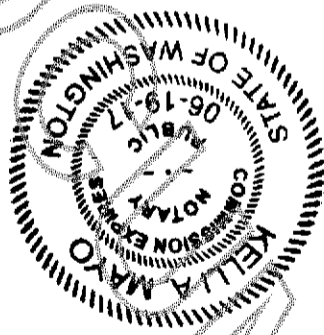
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Jean K. Heflin

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The William H. Heflin and Jean K. Heflin Revocable Trust, dated May 16, 1996 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/18/14



Name: Kella Mayo
Notary Public in and for the State of WA
Residing at: 5020 Waverly WA
My appointment expires: 6/19/17



STATUTORY WARRANTY DEED

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 Vaugh Road
 3. Covenants, conditions, restrictions, restraints, 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, restraints, 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, restraints, reservations, easements, easement provisions, 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
 6. 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
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:
Recorded: December 11, 1995, March 18, 1996 and February 1, 2000
Auditor's Nos.: 9512110030, 9603180110 and 200002010099, records of Skagit County, Washington



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Skagit County Auditor

EXHIBIT "A"

Exceptions

(continued)

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): 990526007, 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, December 20, 2005 and December 12, 2012
Auditor's No(s): 199912030105, 200007210061, 200012130024, 200012260127, 200101120079, 200107230105; 200202140093; 200304020109, 200512200002 and Washington 201212120046records of Skagit County,

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:

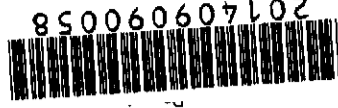
Recorded: April 18, 1914

Auditor's No.: 102029, records of Skagit County, Washington

Executed By: Atlas Lumber Company

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



201409090058

Skagit County Auditor

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\$78.00

UNOFFICIAL

EXHIBIT "A"
Exceptions
 (continued)

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 FOURTH AMENDMENT TO SURVEY MAP AND PLANS FOR ALPINE FAIRWAY VILLA CONDO PHASE V
 Recording No: 200107230104

14. Bylaws of Alpine Fairway Villa Condominium Owners Association and the terms and conditions thereof
 Recording Date: July 23, 2012
 Recording No: 201207230150

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.

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, 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.

