

When recorded return to:  
Dianne L. Hanlon and Terrance D. Hanlon  
1408 Alpine View Place, Unit 2D  
Mount Vernon, WA 98274



201609220124

Skagit County Auditor

\$77.00

9/22/2016 Page

1 of

5 3:40PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028622

CHICAGO TITLE

620028622

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Avon Lee Babb, Trustee of the Avon Lee Babb Trust, dated August 10, 2004  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Dianne L. Hanlon and Terrance D. Hanlon, a married couple

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

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.

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

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

Subject to:

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

Dated: September 19, 2016

The Avon Lee Babb Trust, dated August 10, 2004

BY: Avon Lee Babb Trustee  
Avon Lee Babb  
Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20164295

SEP 22 2016

Amount Paid \$ 7374.<sup>20</sup>

Skagit Co. Treasurer

By HB Deputy

STATUTORY WARRANTY DEED  
(continued)

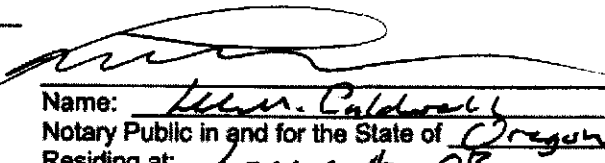
State of Oregon

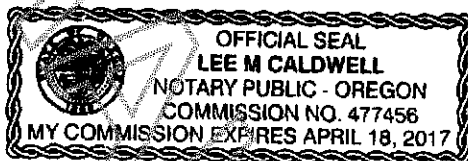
County of Lane

I certify that I know or have satisfactory evidence that Avon Lee Babb, Trustee

(s) is/are the person(s) who appeared before me, and said person acknowledged that (he) ~~(he)~~ ~~(she)~~ ~~(they)~~ signed this instrument, on oath stated that (he) ~~(he)~~ ~~(she)~~ ~~(they)~~ was authorized to execute the instrument and acknowledged it as the Trustee of the Avon Lee Babb Trust, dated August 10, 2004 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 09.19.2016

  
Name: Lee M. Caldwell  
Notary Public in and for the State of Oregon  
Residing at: Lane county, OR  
My appointment expires: 09.18.2017



**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:  
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  
  
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,

## EXHIBIT "A"

### Exceptions (continued)

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, December 20, 2005, December 12, 2012 and October 5, 2015

Auditor's No(s): 199912030105, 200007210061, 200012130024, 200012260127, 200101120079, 200107230105; 200202140093; 200304020109, 200512200002, 201212120046 and 201510050078 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  
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,

**EXHIBIT "A"**  
**Exceptions**  
**(continued)**

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. Bylaws of Alpine Fairway Villa Condominium Owner's Association including the terms, covenants and provisions thereof

Recording Date: July 23, 2012  
Recording No.: 201207230150

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