

When recorded return to:
William Forney
1302 Cleveland Ave
Mount Vernon, WA 98273



201711300007

Skagit County Auditor \$79.00
11/30/2017 Page 1 of 6 9:43AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031531

CHICAGO TITLE
620031531

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward J. Castleberry, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to William Forney, an unmarried man

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

Unit 2, Alpine Crest Condominium, according to the Declaration thereof, recorded May 3, 2004, under Auditor's File No. 200405030218, records of Skagit County, Washington, and Survey Map and Plans thereof, recorded under Auditor's File No. 200405030217, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P121566 / 4835-000-002-0000

Subject to:

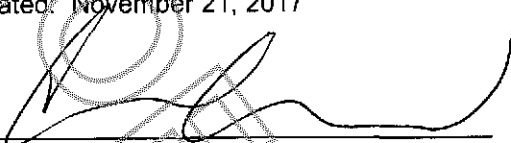
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175545
NOV 30 2017

Amount Paid \$6146.00
By *man* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2017




Edward J. Castleberry

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Edward J. Castleberry is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 29, 2017



Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arington
My appointment expires: 06/29/2019

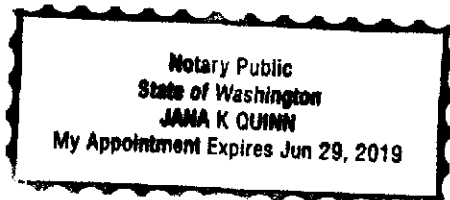


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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
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

EXHIBIT "A"

Exceptions
(continued)

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

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.)

EXHIBIT "A"

Exceptions (continued)

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 30, 2014
Recording No.: 201412300042
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. City, county or local improvement district assessments, if any.
15. Dues, charges and assessments, if any, levied by Eaglemont Homeowners Association.
16. Dues, charges and assessments, if any, levied by Alpine Crest Condominium Owners Association.

EXHIBIT "A"

Exceptions
(continued)

17. Liability to future assessments, if any, levied by the City of Mount Vernon.