

When recorded return to:
Robin G. Pelton
1412 Alpine View Place
Mount Vernon WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 115791



201805240061

05/24/2018 01:35 PM Pages: 1 of 5 Fees: \$78.00
Skagit County Auditor

Statutory Warranty Deed

115791
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Linda L. Hall, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robin G. Pelton, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 3-D, Alpine Fairway Villa Condominium, Phase I

Tax Parcel Number(s): P113817, 4723-000-003-0100

Unit 3-D, portion of Lot 3 of "SURVEY MAP AND PLANS FOR ALPINE FAIRWAY VILLA CONDOMINIUM, PHASE I", recorded in Volume 17 of Plats, pages 67 to 71, inclusive, records of Skagit County, Washington, according to the Declaration thereof recorded under Skagit County Auditor's File No. 9905260007, and any Amendments thereto; TOGETHER WITH the rights to the common areas and limited common areas appurtenant thereto; ALSO TOGETHER WITH a non-exclusive easement over, across and under Alpine View Place, (a private road) as delineated on the face of said condominium and the underlying Plat of "ALPINE FAIRWAY VILLA" in Volume 17 of Plats, pages 32 and 33.

(Formerly known as Unit D-1, Lot 3 of Alpine Fairway Villa)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 4/19/18

Linda L. Hall
Linda L. Hall

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182156
MAY 24 2018

Amount Paid \$6,929.20
Skagit Co. Treasurer
By MDM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Linda L. Hall, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4.19.18

Eleanor Romero
Printed Name: Katie Hiekok Eleanor Romero
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 11/07/2019 6/23/2021



Exhibit A**EXCEPTIONS:****A. RESERVATIONS CONTAINED IN DEED**

Executed by: James E. Moore and Myrtle Moore, his wife
Recorded: February 4, 1942
Auditor's No: 348986
As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Northeast 1/4 of the Southwest 1/4; EXCEPT the Northwest 1/4 thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

B. RESERVATIONS CONTAINED IN DEED

Executed by: Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett
Fleitz
Recorded: October 22, 1918
Auditor's No: 128138
As Follows:

Undivided 1/2 in all oil, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Southwest 1/4 of Section 27, Township 34 North, Range 4 East, W.M.

C. RESERVATIONS CONTAINED IN DEED

Executed by: Atlas Lumber Company
Recorded: April 18, 1914
Auditor's No: 102029
As Follows:

Reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all changes substantial by reason of such entry.

Affects Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M., and other property.

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 9211250027:

Purpose: Sanitary sewer, access and utility
Affects: Various strips as delineated on the face of said Survey

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: August 25, 1993
Auditor's No: 9308250085
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

The North 230 feet of the South 420 feet of the West 130 feet of the East 210 feet of the Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M. (This easement may be superseded at a later date by a document with a more specific easement description based on an as built Survey furnished by Grantor at no cost to Grantee.)

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: September 28, 1993
Recorded: October 11, 1993
Auditor's No: 9310110127
Purpose: Natural gas pipeline or pipelines
Area Affected: 10 feet in width per mutual agreement

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: November 2, 1993
Auditor's No: 9311020145
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under

Area Affected:

Easement No. 1: All streets, road rights-of-way, green belts, open spaces and utility easements as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width, across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: A strip of land 20 feet in width parallel to and coincident with the boundaries of Waugh Road as designed, platted and/or constructed within the above described property.

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 11, 1994
Recorded: January 25, 1994
Auditor's No: 9401250030
Executed by: Sea-Van Investments Associates, a Washington General Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: December 11, 1995
Recorded: December 11, 1995
Auditor's No: 9512110030

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 13, 1996
Recorded: March 18, 1996
Auditor's No: 9603180110

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: January 31, 2000
Recorded: February 1, 2000
Auditor's No: 200002010099

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Eaglemont, Phase 1A
Recorded: January 25, 1994
Auditor's No: 9401250031

J. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's File No. 9401250030.

K. Any tax, fee, assessments or charges as may be levied by Eaglemont Homeowners Association.

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: G.T.E. Northwest
Recorded: February 28, 1994
Auditor's No: 9402280074
Purpose: Telephone lines, etc.
Area Affected: Portion of community tract at Northwest corner of intersection of Eaglemont Drive and Beaver Pond Drive

Said easement supercedes easement recorded under Auditor's File No. 9311090007.

M. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

N. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey Map and Plans For Alpine Fairway Villa
Condominium, Phase I
Recorded: May 26, 1999
Auditor's No.: 9905260006

Said instrument was modified by instrument recorded December 3, 1999, July 21, 2000, December 26, 2000, July 23, 2001, February 14, 2002 and April 2, 2003, under Auditor's File Nos. 199912030104, 200007210060, 200012260126, 200107230104, 200202140094 and 200304020108, respectively.

O. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: May 26, 1999
Auditor's File No.: 9905260007

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: January 12, 2001, July 21, 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 Nos.: 200101120079, 200007210061, 200101120079, 200107230105, 200202140093, 200304020109, 200512200002, 201212120046 and 201510050078

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Jeff Hansell
Recorded: September 10, 1999
Auditor's No. 199909100027
Purpose: Ingress & egress to Lot 49 Eaglemont Phase 1A
Area Affected: Alpine View Place

Q. TERMS AND CONDITIONS OF BYLAWS OF ALPINE FAIRWAY VILLA CONDOMINIUM OWNERS' ASSOCIATION:

Dated: February 27, 2011
Recorded: March 2, 2011
Auditor's No.: 201103020036