

When recorded return to:

Arnold M. Donovan, Jr. and Judith McKenna
12454 Gwen Drive, Unit 11
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1888
Jun 01 2020
Amount Paid \$5005.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-5639

THE GRANTOR(S) Cynthia K. Nightingale, an unmarried woman, as her separate estate,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Arnold M. Donovan, Jr. and Judith McKenna, husband and wife

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

Apartment Unit 11, "ALDERCREST CONDOMINIUM", a Condominium, as shown on Survey Map and Floor Plans recorded May 7, 1980, in Volume 13 of Plats, pages 3, 4, 5 and 6, under Auditor's File No. 8005070005, and as identified in Declaration recorded May 7, 1980 under Auditor's File No. 8005070004, records of Skagit County, Washington, and Amended Declaration recorded May 31, 1983 by instrument recorded under Auditor's File No. 8305310016 and any amendments thereafter.

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

Tax Parcel Number(s): P82022 / 4420-000-011-0001

Dated: 5/15/20

Cynthia K. Nightingale
Cynthia K. Nightingale

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 15th day of May, 2020

Signature Peggy A. Land

Title Escrow

My appointment expires: June 16, 2021

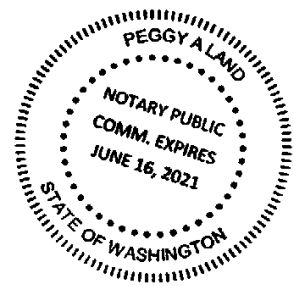


EXHIBIT A
20-5639-MM

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 6, 1936, as Auditor's File No. 276867.
2. Terms and conditions of Mineral Reservations, recorded April 25, 1944 as Auditor's File No. 370943.

3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Declaration Dated: December 20, 1974

Recorded: December 23, 1974

Auditor's No.: 811522

Executed By: Country Club Estates

4. 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:

Name: Country Club Estates

Recorded: November 20, 1974

Auditor's No.: 810276

5. Terms and conditions of Articles of Incorporation and Bylaws of Country Club Estates Association, including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No.811690.

6. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of Access to Golf Course for present and future owners of Lot 2, Short Plat 87-79, in favor of Gene Sargent and Charlotte Sargent, husband and wife, their successors or assigns, recorded November 9, 1979 as Auditor's File No. 7911090034.

Said Easement being modified by instrument recorded May 21, 1980 under Auditor's File No. 8005210032.

7. 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:

Name: Aldercrest Condominium

Recorded: May 7, 1980

Auditor's No.: 8005070005

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

8. Terms, provisions, definitions, covenants, reservations, opinions, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded May 7, 1980, under Auditor's File No. 8005070004.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5639-MM

Page 3 of 4

Above covenants, conditions and restrictions were amended recorded May 31, 1983 as Auditor's File No. 8305310016.

9. Terms, provisions, and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, "R.C.W. 64.3211, as amended.

10. 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. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate

11. Easement, affecting a portion of subject property for the purpose of installation, maintenance, service, use, removal and operation of facilities including terms and provisions thereof granted to Comcast of Washington, Inc., recorded July 9, 2003 as Auditor's File No. 200307090011.

12. 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:

Name: Survey

Recorded: April 14, 2008

Auditor's No.: 200804140211

13. Any tax, fee, assessments or charges as may be levied by Aldercrest Condominium Association.

14. Any tax, fee, assessments or charges as may be levied by Country Club Estates Association.