

When recorded return to:
Linda Geiser
1610 Alpine Crest Loop Unit B
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043479

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3105

Aug 14 2020

Amount Paid \$7933.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620043479
STATUTORY WARRANTY DEED

THE GRANTOR(S) Suzanne M. Eiceman, a married woman

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

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

UNIT 12, 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

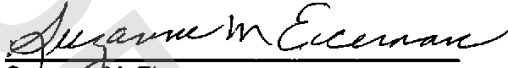
Tax Parcel Number(s): P121576 / 4835-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 7, 2020


Suzanne M. Eiceman
Robert C. MillerState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Suzanne M. Eiceman and Robert C. Miller are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

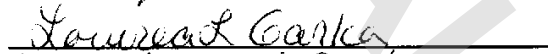
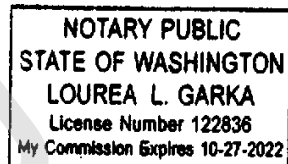
Dated: August
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

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 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:

Auditor's No.: 9512110030
 Auditor's No.: 9603180110
 Auditor's No.: 200002010099
 Auditor's No.: 200002010100

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

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

provide access for the maintenance of the Grantee's electrical facilities.)

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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial

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

activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Liability to future assessments, if any, levied by the City of Mount Vernon.
18. Dues, charges and assessments, if any, levied by Eaglemont Homeowners Association.
19. Dues, charges and assessments, if any, levied by Alpine Crest Condominium Owners Association.