

**When recorded return to:**  
Matthew Welliver  
2119 19th Street  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044100

**CHICAGO TITLE CO.**  
*620044100*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4106

Oct 07 2020

Amount Paid \$6853.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric C. Roberts, a married man as his separate estate

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

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

Lot A-1, ALDER HILLS CONDOMINIUM, according to the declaration thereof recorded May 13,  
2005, under Auditor's File No. 200505130121, records of Skagit County, Washington, and the  
Survey Map and plans recorded May 13, 2005, under Auditor's File No. 200505130120, 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): P122883 / 4858-000-001-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 15, 2020

  
Eric C. Roberts

Tiffany Kuespert

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Eric C. Roberts and Tiffany Kuespert 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: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of WASHINGTON  
County of SKAGIT

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

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

*Handwritten:* 6/22/20  
A. H. C. Jones  
(C)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CaliforniaCounty of San DiegoOn 9-19-2020 before me,**E.N. MALONE, NOTARY PUBLIC**

personally appeared

ERIC C. ROBERTS

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

E.N. Malone**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the documents and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNED****DESCRIPTION OF ATTACHED DOCUMENT**

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER

Statutory Warranty Deed

TITLE OR TYPE OF DOCUMENT

TITLE(S)

- ☐ LIMITED PARTNER(S)  
☐ GENERAL PARTNER(S)  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

**EXHIBIT "A"**  
**Exceptions**

1. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 13, 2005  
Recording No.: 200505130121

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200512020058  
Recording No.: 201607060091

2. Liens and charges as set forth in the above mentioned declaration,

Payable to: Homestead Northwest Development Co.

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 ALDER HILLS, A CONDOMINIUM:

Recording No: 200505130120

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.  
Purpose: Communications  
Recording Date: May 31, 2005  
Recording No.: 200505310140

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric system  
Recording Date: February 13, 2004

**EXHIBIT "A"**

**Exceptions  
(continued)**

Recording No.: 200412130078

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.  
Purpose: Broadband Communications System  
Recording Date: September 14, 2005  
Recording No.: 200509140022

7. Agreement and the terms and conditions thereof:

Recording Date: September 21, 2005  
Recording No.: 200509210035

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Anacortes.
11. Dues, charges and assessments, if any, levied by Alder Hills Condominium Homeowners Association.