

When recorded return to:
Darlene Hanson
Hanson Family Investments, LLC
12454 Gwen Drive Unit 5
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049408

CHICAGO TITLE
620049408

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles E. Genovese, 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 Hanson Family Investments, LLC, a Washington limited liability company

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

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

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

Unit 5, Aldercrest Apartments, Condo

Tax Parcel Number(s): P82016 / 4420-000-005-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4742

Oct 15 2021

Amount Paid \$6005.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 10-13-2021

Charles E. Genovese by
Charlene A. Smith AIF

Charles E. Genovese by Charlene A. Smith, his Attorney in Fact

State of Oregon
County of MARION

This record was acknowledged before me on 10-13-2021 by Charlene A. Smith as Power of Attorney of Charles E. Genovese

Andrea Patricia Madison
(Signature of notary public)

Notary Public in and for the State of OREGON
Residing at: MARION COUNTY
My commission expires: JUNE 14, 2025



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P82016 / 4420-000-005-0009

APARTMENT UNIT 5, ALDERCREST CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED MAY 7, 1980 UNDER AUDITORS FILE NO. 8005070004, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 13 OF PLATS, PAGES 3 THROUGH 6, INCLUSIVE; RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement delineated on the face of said Skagit County Short Plat No. 87-79;
For: Access to golf course

AMENDED by instrument(s):

Recorded: April 25, 1944
Auditor's No.: 370943, records of Skagit County, Washington

Recorded: May 21, 1980
Auditor's No.: 8005210032, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 9, 1979
Auditor's No.: 7911090034, records of Skagit County, Washington
In favor of: Gene Sargent and Charlotte Sargent, husband and wife, and their successors or assigns
For: Access to golf course for present and future owners of Lot 2, Skagit County Short Plat No. 87-79
Affects: A portion of common area

AMENDED by instrument(s):

Recorded: May 21, 1980
Auditor's No.: 8005210032, records of Skagit County, Washington

3. 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 Country Club Estates, recorded in Volume 11 of Plats, Pages 5 and 6:

Recording No: 810276

4. 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 Aldercrest Condominiums, recorded in Volume 13 of Plats, Pages 3 through 6:

Recording No: 8005070005

EXHIBIT "B"**Exceptions
(continued)**

5. Exceptions and reservations as contained in Instrument;
 Recorded: April 25, 1944
 Auditor's No.: 370943, records of Skagit County, Washington
 Auditor's No.: 370952, records of Skagit County, Washington
 Executed By: The United States of America
 As Follows: Reserving to the United States of America a 3/4 interest in the oil, gas, coal, and other mineral rights of whatsoever nature, upon, in, or under the said lands, together with the usual mining rights, powers, and privileges, including the right of access to the use of such part of the surface as may be needed for mining and savings said minerals, except that the said grantees shall have the right to mine coal for their domestic use.
6. Covenants, conditions, and restrictions contained in declaration 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: December 23, 1974
 Auditor's No.: 811522, records of Skagit County, Washington
 Executed By: Country Club Estates, a general partnership
7. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: May 7, 1980
 Auditor's No.: 8005070004, records of Skagit County, Washington

 And in Amendments thereto
 Recorded: May 31, 1983
 Auditor's No.: 8305310016, records of Skagit County, Washington
8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
9. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 9, 2003
 Auditor's No.: 200307090011, records of Skagit County, Washington
 In favor of: Comcast of Washington, Inc.
10. 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

EXHIBIT "B"Exceptions
(continued)

Survey:

Recording No: 200804140211

11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 8, 2009
Auditor's No.: 200910080076, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Broadband communications system
12. 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 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."
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.