

When recorded return to:

Patricia E. Campbell
1405 Alpine View Place, ~~Unit 140~~
Mt. Vernon, WA 98274

GNW 22-14780

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eugene A. Wiggins, as his separate estate, 1717 Rockefeller Avenue, Apt. # 157, Everett, WA 98201,

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

in hand paid, conveys, and warrants to Patricia E. Campbell, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 10D, FOURTH AMENDMENT ALPINE FAIRWAY VILLA CONDO. PH. V

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 "B" attached hereto

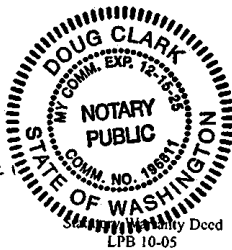
Tax Parcel Number(s): P113997

Dated: 2-25-22
Eugene A. Wiggins
Eugene A. Wiggins

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25th day of February, 2022 by Eugene A. Wiggins and Jessie Wiggins.

Doug Clark
Signature
Notary Public
Title



My appointment expires: 12-15-22

Order No.: 22-14780-KH

Page 1 of 4

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-733

Feb 28 2022

Amount Paid \$9767.20
Skagit County Treasurer
By Lena Thompson Deputy

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1405 Alpine View Place, Unit 10D, Mt. Vernon, WA 98274
Tax Parcel Number(s): P113997

Property Description:

Lot 10D, FOURTH AMENDMENT TO SURVEY MAP AND PLANS FOR ALPINE FAIRWAY VILLA CONDOMINIUM PHASE V, according to the Declaration thereof recorded May 26, 1999, under Auditor's File No. 9905260007 and any amendments thereto; AND Amended Survey Map and Plans thereof recorded under Auditor's File No. 200107230104, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14780-KH

Page 2 of 4

EXHIBIT B
22-14780-KH

1. Reservations contained in deed from the State of Washington, executed by, James E. Moore and Myrtle Moore, his wife, recorded February 4, 1942, under Auditor's File No. 348986, reserving to English Lumber Company, 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 damages sustained by reason of such entry.
 2. Reservations contained in deed from the State of Washington, executed by, Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz recorded October 22, 1918 under Auditor's File No. 128138, reserving, 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 damages sustained by reason of such entry.
 3. Reservations contained in deed from the State of Washington, executed by, Atlas Lumber Company, recorded April 18, 1914, under Auditor's File No. 102029, reserving 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 damages sustained by reason of such entry.
 4. 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, recorded November 25, 1992 as Auditor's File No. 9211250027.
 5. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded August 25, 1993, as Auditor's File No. 9308250085.
 6. Easement, affecting a portion of subject property for the purpose of gas pipelines, including terms and provisions thereof granted to Cascade Natural Gas Corporation, recorded October 11, 1993, as Auditor's File No. 9310110127.
 7. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded November 2, 1993, as Auditor's File No. 9311020145.
 8. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sea-Van Investments Associates, a Washington General Partnership, dated January 11, 1994, recorded January 25, 1994, as Auditor's File No. 9401250030.
- Above covenants, conditions and restrictions were amended on December 11, 1995, March 13, 1996 and January 31, 2000 and recorded December 11, 1995, March 18, 1996 and February 1, 2000, as Auditor's File No's. 9512110030, 9603180110 and 200002010099.
9. 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, named Eaglemont, Phase 1A, recorded January 25, 1994, as Auditor's File No. 9401250031.
 10. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's File No. 9401250030.

11. TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT TO MASTER PLAN:
Statutory Warranty Deed
LPB 10-05

Order No.: 22-14780-KH

Page 3 of 4

Recorded:
June 2, 2010
Auditor's No.:
201006020039

12. 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 named Alpine Fairway Villa recorded December 1, 1998 as Auditor's File No. 9812010023.

13. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the by-laws adopted pursuant to said Declaration:

Recorded: May 26, 1999
Auditor's No.: 9905260007
Said instrument was modified by instruments recorded under Auditor's File Nos. 199912030105, 200007210061, 200012130024, 200012260127, 200101120079, 200107230105, 200202140093, 200304020109, 200512200002, 201212120046 and 201510050078.

14. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Alpine Fairway Villa Condominium Owner's Association

And: Jeff Hansell
Dated: September 7, 1999
Recorded: September 10, 1999
Auditor's No: 199909100027
Regarding: Easement/Maintenance Agreement pertaining to common area/easement

15. 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 named Alpine Fairway Villa Condominium, Phase V recorded July 23, 2001 as Auditor's File No. 200107230104.

16. 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

17. By-Laws and the terms and conditions thereof, recorded March 2, 2011 under Auditor's File No. 201103020036.

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

19. Any tax, fee, assessments or charges as may be levied by Alpine Fairway Villa Condominium Owner's Association.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14780-KH

Page 4 of 4