

When recorded return to:
Brandon Schuh and Heather Schuh
322 Rowland Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051953

CHICAGO TITLE
620051953

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arnold Donovan, Jr. and Judith McKenna, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brandon Schuh and Heather Schuh, a married couple

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.)

APARTMENT UNIT 11, "ALDERCREST CONDOMINIUM", A CONDO

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

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222705

Jun 30 2022


Amount Paid \$6869.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2022




Arnold Donovan, Jr.



Judith McKenna

State of Washington
County of Skagit

This record was acknowledged before me on 6-30-2022 by Arnold Donovan, Jr. and Judith McKenna.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P82022 / 4420-000-011-0001

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 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

Recorded: May 21, 1980
Auditor's No.: 8005210032

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Gene Sargent and Charlotte Sargent, husband and wife, and their successors or assigns
Purpose: Access to golf course for present and future owners of Lot 2, Skagit County Short Plat No. 87-79
Recording Date: November 9, 1979
Recording No.: 7911090034
Affects: A portion of common area

Amended by instrument(s):

Recording Date: May 21, 1980
Recording No.: 8005210032

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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, encroachments, 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, a Condominium, recorded in Volume 13 of Plats, Pages 3 through 6:

EXHIBIT "B"Exceptions
(continued)

Recording No: 8005070005

5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: April 25, 1944

Recording No.: 370943

Recording No.: 370952

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.

Note: No determination has been made regarding the current ownership of said reserved rights.

6. Covenants, conditions and restrictions 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: December 23, 1974

Recording No.: 811522

7. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Condominium Declaration

Recording Date: May 7, 1980

Recording No.: 8005070004

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"

Exceptions
(continued)

Recording Date: May 31, 1983
Recording No.: 8305310016

8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Comcast of Washington, Inc.
Recording Date: July 9, 2003
Recording No.: 200307090011
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:
- Recording No: 200804140211
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Comcast of Washington IV, Inc.
Purpose: Broadband communications system
Recording Date: October 8, 2009
Recording No.: 200910080076
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,

EXHIBIT "B"Exceptions
(continued)

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.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 17, 2022
between Brandon Schuh Heather Schuh ("Buyer")
Buyer Buyer
and See 7B ("Seller")
Seller Seller
concerning 12454 Gwen Drive Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate
Brandon Schuh 06/17/2022
Buyer Date

Authenticate
Arnold Donovan 06/21/22
Seller Date

Authenticate
Heather Schuh 06/17/2022
Buyer Date

Authenticate
Judith Mckenna 06/21/22
Seller Date