

When recorded return to:
Steve Stafford and Kim Stafford
408 E Fairhaven Ave
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053885

CHICAGO TITLE
620053885

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236066

Apr 10 2023

Amount Paid \$5605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Friedrich H. Stutz and Lillian Stutz, 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 Steve Stafford and Kim Stafford, 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.)

UNIT 9, ALDERCREST CONDO

Tax Parcel Number(s): P82020 / 4420-000-009-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 7, 2023

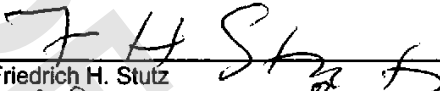
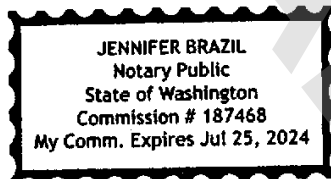

Friedrich H. Stutz
Lillian StutzState of Washington
County of SnohomishThis record was acknowledged before me on 4-7-2023 by Friedrich H. Stutz and Lillian Stutz.
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P82020 / 4420-000-009-0005

UNIT 9, ALDERCREST CONDOMINIUMS (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, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS IDENTIFIED IN DECLARATION RECORDED MAY 7, 1980, UNDER AUDITOR'S FILE NO. 8005070004, RECORDS OF SKAGIT COUNTY, WASHINGTON AND ANY AMENDMENTS THEREOF.

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):

Recording No.: 370943
Recording No.: 8005210032
records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 9, 1979
Recording 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
Recording No.: 8005210032, records of Skagit County, Washington

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:

Recording No: Volume 11, pages 5 and 6

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:

Recording No: 8005070005

5. Exceptions and reservations as contained in instrument;
Recorded: April 25, 1944
Recording No.: 370943
Recording No.: 370952

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

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 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.

Recorded: May 7, 1980

Recording No.: 8005070004, records of Skagit County, Washington

And in Amendments thereto

Recorded: May 31, 1983

Recording 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
Recording No.: 200307090011
In favor of: Comcast of Washington, Inc.
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 8, 2009
Recording No.: 200910080076, records of Skagit County, Washington

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

In favor of: Comcast of Washington IV, Inc.
For: Broadband communications system

11. 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

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.
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.