

**When recorded return to:**

James Fred Hussey, an unmarried person  
1409 Alpine View Place  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240614

May 15 2024

Amount Paid \$10087.10  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Escrow No.: 620055399

Chicago Title  
620055399

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Linda Beckstrom, as Trustee of Linda Anne Beckstrom Living Trust, dated August 4, 2011

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

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

UNIT 9D, SURVEY MAP AND PLANS FOR ALPINE FAIRWAY VILLA CONDO, ACCORDING TO DECLARATION THEREOF RECORDED MAY 26, 1999, UNDER RECORDING NO. 9905260007, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 17 OF PLATS, PAGES 67 THROUGH 71, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P113995 / 4723-000-009-0200

Subject to:

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

## STATUTORY WARRANTY DEED

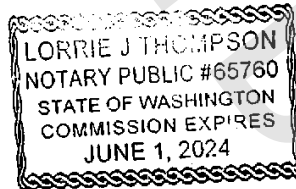
(continued)

Dated: 5/10/2024

Linda Anne Beckstrom Living Trust, dated August 4, 2011

BY: Linda Beckstrom  
Linda Beckstrom  
TrusteeState of WashingtonCounty of SKAGITThis record was acknowledged before me on May 10, 2024 by Linda Beckstrom as  
Trustee of Linda Anne Beckstrom Living Trust, dated August 4, 2011.Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2024

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

1. Exceptions and reservations as contained in instrument:

Recording Date: April 18, 1914  
Recording No.: 102029, records of Skagit County, Washington  
Executed By: Atlas Lumber Company

As Follows:

Excepting and reserving from the above described lands all petroleum, gas, coal, or other valuable minerals, with the right of entry to take and remove the same, but it is understood that on such entry said party of the second part or his assigns shall be fully compensated for all damages to the surface or any improvements on the same.

2. Exceptions and reservations as contained in instrument:

Recording Date: October 22, 1918  
Recording No.: 128130, records of Skagit County, Washington  
Executed By: Marie Fleitz Dwyer. Frances Fleitz Rucker and Lola Hartnott Fleitz

As Follows:

Excepting and reserving unto said parties of the first part an undivided one-half in all oils, ores, or minerals situated in, upon or under said land, or any part thereof, and the right at all times to enter upon said land, or any part or parts thereof, and there explore, search, drill, dig and mine for oils, ores or minerals, and freely carry on the business of mining, drilling and removing oils, ores and minerals, and for such purposes or purpose to take, use and occupy so much and such parts of said land, and for such term of time as said first parties, or their heirs or assigns, shall deem expedient

3. Exceptions and reservations as contained in instrument:

Recording Date: February 4, 1942  
Recording No.: 348986, records of Skagit County, Washington

As Follows:

Reserving, however, unto the English Lumber Company, a Washington corporation of Seattle, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the English Lumber Company, its successors or assigns shall pay to the grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.

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

Recorded: October 11, 1993  
Recording No.: 9310110127  
In favor of: Cascade Natural Gas Corporation

**EXHIBIT "A"**Exceptions  
(continued)

For: 10 foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.

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

Recorded: November 2, 1993

Recording No.: 9311020145

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage, and 20 feet parallel with Waugh Road

6. 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 Eaglemont Phase 1A, recorded in Volume 15 of Plats, Pages 130 through 146:

Recording No: 9401250031

7. 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 Replat of Tract 202 and Lot 67, Alpine Fairway Villa, recorded in Volume 17 of Plats, Pages 32 and 33:

Recording No: 9812010023

8. 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 Map and Plans for Alpine Fairway Villa Condominium, Phase 1, recorded in Volume 17 of Plats, Pages 67 through 71:

Recording No: 9905260006

**EXHIBIT "A"**

Exceptions  
(continued)

9. 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: January 25, 1994  
Recording No.: 9401250030

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 1995  
Recording No.: 9512110030

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 1996  
Recording No.: 9603180110

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000  
Recording No.: 200002010099

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000  
Recording No.: 200002010100

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Eaglemont Homeowners Association  
Recording Date: January 25, 1994  
Recording No.: 9401250030

11. 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

**EXHIBIT "A"**

Exceptions  
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Condominium Declaration  
Recording Date: May 26, 1999  
Recording No.: 9905260007

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 3, 1999  
Recording No.: 199912030105

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 21, 2000  
Recording No.: 200007210061

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 13, 2000  
Recording No.: 200012130024

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 26, 2000  
Recording No.: 200012260127

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 12, 2001  
Recording No.: 200101120079

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2001  
Recording No.: 200107230105

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 14, 2002  
Recording No.: 200202140093

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 2, 2003  
Recording No.: 200304020109

**EXHIBIT "A"**Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 20, 2005  
Recording No.: 200512200002

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 12, 2012  
Recording No.: 201212120046

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 5, 2015  
Recording No.: 201510050078

12. Lien of assessments levied pursuant to the Declaration for Alpine Fairway Villa Condominium to the extent provided for by Washington law.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  

Recorded: September 10, 1999  
Recording No.: 199909100027  
In favor of: Jeff Hansell  
For: Ingress and egress  
Affects: Alpine View Place (a private road)
14. Bylaws of Alpine Fairway Villa Condominium Owner's Association including the terms, covenants and provisions thereof  
  

Recording Date: July 23, 2012  
Recording No.: 201207230150
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Mount Vernon.
17. City, county or local improvement district assessments, if any.