

When recorded return to:

Trudie D. Walsh
1600 Alpine Crest Loop Unit A
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242000

Aug 30 2024

Amount Paid \$10808.00
Skagit County Treasurer
By Shannon Burrow Deputy

212216-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brett W. Skiles and Michelle R. Skiles, a married couple

for and in consideration of \$10,00 and other good and valuable consideration
in hand paid, conveys, and warrants to Trudie D. Walsh, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

See "Exhibit A" attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Unit 1, Alpine Crest Condo

Tax Parcel Number(s): 4835-000-001-0000/P121565

LPB 10-05

Dated: 08/27/2024
Michelle R. Skiles

Michelle R. Skiles

Brett W. Skiles

Brett W. Skiles

State of Washington

County of

Skagit

This record was acknowledged before me on 08/27/2024 by Michelle R. Skiles,
Brett W. Skiles

[Signature]
Notary Public

My commission expires:

03/26/2025

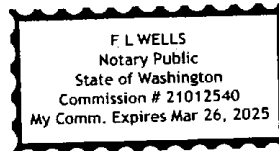


EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Unit 1, Alpine Crest Condominium, according to the Declaration thereof, recorded May 3, 2004, under Auditor's File No. 200405030218, records of Skagit County, Washington, and Survey Map and Plans thereof, recorded under Auditor's File No. 200405030217, records of Skagit County, Washington.

Situate in Skagit County, State of Washington.

Exhibit "B"

RESERVATIONS CONTAINED IN DEED:

Executed By: Atlas Lumber Company

Recorded: April 18, 1914

Auditor's No.: 102029

Affects: Southeast ¼ of Section 27, Township 34 North, Range 4 East, W.M.

As Follows: Reserving to the Grantor 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 changes substantial by reason of such entry.

RESERVATIONS CONTAINED IN DEED:

Executed By: Marie Fleitz Dwyer, Frances Fleitz Rucker and Lola Hartnett Fleitz

Recorded: October 22, 1918

Auditor's No.: 128138

Affects: Southwest ¼ of Section 27, Township 34 North, Range 4 East, W.M.

As Follows: Reserving an undivided ½ interest in all oil, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

RESERVATIONS CONTAINED IN DEED:

Executed By: James E. Moore and Myrtle Moore, his wife

Recorded: February 4, 1942

Auditor's No.: 348986

Affects: Northeast ¼ of the Southwest ¼; EXCEPT the Northwest ¼ thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

As Follows: Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

MATTERS DISCLOSED BY RECORD OF SURVEY OF EAGLEMONT GOLF COURSE:

Recorded: November 25, 1992

Auditor's File No.: 9211250027

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co., a Washington corporation

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way

Area Affected:

Easement No. 1: All streets, road rights of way, green belts, open spaces and utility easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Dated: August 8, 1993

Recorded: August 25, 1993

Auditor's No.: 9308250085

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation

Purpose: Natural gas pipeline or pipelines

Area Affected: 10 feet in width per mutual agreement

Dated: September 28, 1993

Recorded: October 11, 1993

Auditor's No.: 9310110127

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co., a Washington corporation

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way

Area Affected:

Easement No. 1: All streets, road rights of way, green belts, open spaces and utility easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Dated: August 8, 1993

Recorded: November 2, 1993

Auditor's No.: 9311020145

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT.

Declaration Dated: January 11, 1994

Recorded: January 25, 1994

Auditor's No.: 9401250030

Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: December 11, 1995

Auditor's No.: 9512110030

Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: March 18, 1996

Auditor's No.: 9603180110

Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: February 1, 2000

Auditor's No.: 200002010099

Executed By: Sea-Van Investments Assoc., a Washington general partnership

MATTERS DISCLOSED BY RECORD OF SURVEY OF EAGLEMONT PHASE 1B, DIVISION 1:

Recorded: January 16, 2002

Auditor's File No.: 200201160127

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.

Purpose: To construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system

Area Affected: Common areas

Dated: August 15, 2003

Recorded: January 15, 2004

Auditor's No.: 200401150055

MATTERS DISCLOSED BY RECORD OF SURVEY OF ALPINE CREST:

Recorded: April 14, 2004

Auditor's File No.: 200404140087**MATTERS DISCLOSED BY RECORD OF SURVEY OF ALPINE CREST CONDOMINIUM:**

Recorded: May 3, 2004

Auditor's File No.: 200405030217Affidavit of Minor Correction recorded on October 18, 2004, under Auditor's File No. 200410180024.**COVENANT, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR ALPINE CREST CONDOMINIUM:**

Declaration Dated: April 22, 2004

Recorded: May 3, 2004

Auditor's No.: 200405030218

Executed By: Sea-Van Investments, a Washington General Partnership

First Amendment to Declaration for Alpine Crest Condominium, recorded on December 30, 2014, under Auditor's File No. 201412300042.**ARTICLES OF INCORPORATION OF ALPINE CREST CONDOMINIUM OWNERS' ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: May 3, 2004

Auditor's No.: 200405030219

Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (Condominiums) and amendments thereto, other than those pertaining to the actual valid creation of the condominium itself, which the Company does insure now exists.

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MOUNT VERNON AND SEA-VAN ESTABLISHING A PROCESS TO IMPLEMENT AND AMEND THE EAGLEMONT MASTER PLAN AND THE TERMS AND CONDITIONS THEREOF:

Between: Sea-Van Investment Associates

And: City of Mount Vernon, a Washington municipal corporation

Recorded: June 2, 2010

Auditor's No.: 201006020039**TERMS, CONDITIONS AND RESTRICTIONS OF THAT INSTRUMENT ENTITLED ALPINE CREST CONDOMINIUM PUBLIC OFFERING STATEMENT ACKNOWLEDGEMENT:**

Recorded: July 30, 2007

Auditor's File No.: 200707300188

Any question as to mis-numbered or identified condominium unit.

Municipal assessments and impact fees, if any, levied by City of Mount Vernon.

Assessments, if any, due and owing Eaglemont Homeowners Association.

. Assessments, if any, due and owing Alpine Crest Condominium Owners Association.