

**When recorded return to:**

Brian D. Anderson and Suzanne Renee Anderson  
12454 Gwen Drive Unit 5  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252882

Sep 04 2025

Amount Paid \$8389.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620058472

Escrow No.: 620058472

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Hanson Family Investments LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Brian D. Anderson and Suzanne Renee Anderson, a married  
couple

the following described real estate, situated in the County of Skagit, State of Washington:  
APARTMENT UNIT 5, ALDERCREST CONDOMINIUM, A CONDOMINIUM, ACCORDING TO  
THE DECLARATION THEREOF RECORDED MAY 7, 1980 UNDER AUDITORS FILE NO.  
8005070004, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 13 OF PLATS, PAGES  
3 THROUGH 6, INCLUSIVE; 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): P82016 / 4420-000-005-0009

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9-2-25

Hanson Family Investments LLC

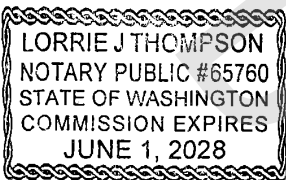
BY: Darlene Hanson  
Darlene Hanson  
Manager

State of Washington

County of SKagit

This record was acknowledged before me on September 2, 2025 by Darlene Hanson as  
Manager of Hanson Family Investments LLC.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
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  
Recording No.: 370943  
Recorded: May 21, 1980  
Recording 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  
  
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:  
  
Recording No: 8005070005

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

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

Recording Date: May 31, 1983

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

Recording No.: 8305310016

8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
9. 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

10. 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

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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."

**EXHIBIT "A"**

Exceptions  
(continued)

13. 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 August 03, 2025  
between Brian & Suzanne Anderson ("Buyer")  
Buyer Buyer  
and Hanson Family Investments LLC ("Seller")  
Seller Seller  
concerning 12454 Gwen Dr 5 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.

<small>AuthentisIGN</small> <u>Brian D Anderson</u> Buyer	<u>08/06/25</u> Date	<small>AuthentisIGN</small> <u>Darlene Hanson, Manager</u> Seller	<u>08/05/2025</u> Date
<small>AuthentisIGN</small> <u>Suzanne R Anderson</u> Buyer	<u>08/06/25</u> Date		