

When recorded return to:

Gary G. Lee and and Marite Knudson
1507 Alpine View Place Unit B-1
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252929

Sep 05 2025

Amount Paid \$9295.00
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058549

CHICAGO TITLE
620058549

STATUTORY WARRANTY DEED

THE GRANTOR(S) Colleen W Wilcox, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Gary G. Lee, an unmarried person and Marite Knudson, 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

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

LT B-1, ALPINE FAIRWAY VILLA CONDOMINIUM PHASE VII

Tax Parcel Number(s): P113990 / 4723-000-007-0200

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

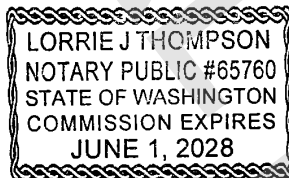
Dated: 9/2/2025Colleen W Wilcox
Colleen W WilcoxState of WashingtonCounty of SkagitThis record was acknowledged before me on September 2, 2025 by Colleen W Wilcox.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113990 / 4723-000-007-0200

LOT B-1, SIXTH AMENDMENT TO SURVEY MAP AND PLANS FOR ALPINE FAIRWAY VILLA CONDOMINIUM PHASE VII, ACCORDING TO THE DECLARATION THEREOF RECORDED MAY 26, 1999, UNDER AUDITOR'S FILE NO. 9905260007 AND ANY AMENDMENTS THERETO; AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200304020108, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 "B"**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 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

EXHIBIT "B"Exceptions
(continued)

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

9. 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

10. 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 26, 1999
Recording No.: 9905260007

Modification(s) of said covenants, conditions and restrictions

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

EXHIBIT "B"Exceptions
(continued)

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

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

EXHIBIT "B"Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

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

11. Lien of assessments levied pursuant to the Declaration for Alpine Fairway Villa Condominium to the extent provided for by Washington law.

12. 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)

13. 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 Fourth Amendment to Survey Map and Plans for Alpine Fairway Villa Condo Phase V:

Recording No: 200107230104

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Eaglemont Homeowners
Purpose: Parking, ingress and egress
Recording Date: December 20, 2001
Recording No.: 200112200152

15. Notice contained in deed

Recording Date: April 30, 2003
Recording No.: 200304300226
Regarding: Skagit County Right to Farm Ordinance

16. Bylaws of Alpine Fairway Villa Condominium Owner's Association including the terms, covenants and provisions thereof

Recording Date: July 23, 2012

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201207230150

17. 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."

18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
19. Assessments, if any, levied by Mt Vernon.
20. City, county or local improvement district assessments, if any.