

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261053

Apr 10 2026

Amount Paid \$9562.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**When recorded return to:**  
C. Richard Potts and Linda A. Potts, Trustees of  
the Pott's Family Trust  
1518 Alpine View Place Unit 6C  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620061611

**CHICAGO TITLE**  
620061611

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nancy B. McKeown, Trustee of the McKeown Family Trust, Survivor's Trust "A"  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to C. Richard Potts and Linda A. Potts, Trustees of the Pott's  
Family Trust

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 6C, SURVEY MAP & PLANS FOR ALPINE FAIRWAY VILLA CONDO

Tax Parcel Number(s): P113987 / 4723-000-006-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4/08/2026

Nancy B. McKeown, Trustee of the McKeown Family Trust, Survivor's Trust "A"

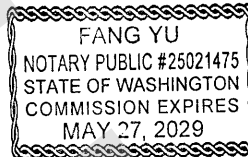
BY: Nancy B. McKeown  
Nancy B. McKeown  
Sole Trustee

State of WA

County of King

This record was acknowledged before me on 04/08/2026 by Nancy B. McKeown  
as Sole Trustee of Nancy B. McKeown, Trustee of the McKeown Family Trust, Survivor's Trust "A".

Fang Yu  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 05/27/2029



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P113987 / 4723-000-006-0100**

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UNIT 6C, SURVEY MAP AND PLANS FOR ALPINE FAIRWAY VILLA CONDO, ACCORDING TO AMENDED DECLARATION THEREOF RECORDED JULY 21, 2000, UNDER AUDITOR'S FILE NO. 200007210061, AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200007210060, RECORDS OF SKAGIT COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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  
For: 10 foot right-of-way contract  
  
Note: Exact location and extent of easement is undisclosed of record.
  
2. 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
  
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 the Plat of Eaglemont Phase 1A:  
  
Recording No: 9401250031
  
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 Replat of Tract 202 and Lot 67, Alpine Fairway Villa:  
  
Recording No: 9812010023
  
5. 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

**EXHIBIT "B"**

Exceptions  
(continued)

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

6. 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

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 Survey Map and Plans for Alpine Fairway Villa Condominium, Phase 1:

Recording No: 9905260006

First Amendment to Survey Map and Plans for Alpine Fairway Villa Condominium, Phase II recorded under Recording No. 199912030104

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

Second Amendment to Survey Map and Plans for Alpine Fairway Villa Condominium, Phase III recorded under Recording No. 200007210060

Third Amendment to Survey Map and Plans for Alpine Fairway Villa Condominium, Phase IV recorded under Recording No. 200012260126

Fourth Amendment to Survey Map and Plans for Alpine Fairway Villa Condominium, Phase V recorded under Recording No. 200107230104

8. 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

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

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

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

Modification(s) of said covenants, conditions and restrictions

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

9. Lien of assessments levied pursuant to the Declaration for Alpine Fairway Villa Condominium to the extent provided for by Washington law.
10. 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)

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

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

Recording Date: July 23, 2012  
Recording No.: 201207230150

12. Assessments, if any, levied by Mt Vernon.
13. City, county or local improvement district assessments, if any.