

When recorded return to:
Travis Mager and Sybil Mager
PO Box 2763
Friday Harbor, WA 98250

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261554

May 22 2026

Amount Paid \$8672.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:

425 Commerical
Mount Vernon, WA 98273

Chicago Title
620061878

Escrow No.: 245479092

STATUTORY WARRANTY DEED

THE GRANTOR(S) C. Richard Potts and Linda A. Potts, Trustees or any Successor Trustees of the Potts Family Trust, dated June 17, 2005

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Travis Mager and Sybil Mager, a married couple

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

UNIT 5B, SURVEY MAP & PLANS FOR ALPINE FAIRWAY VILLAGE CONDO PHASE II,
ACCORDING TO AMENDED DECLARATION THEREOF RECORDED FEBRUARY 14, 2002,
UNDER AUDITOR'S FILE NO. 200202140093, AND ANY AMENDMENTS THERETO, AND
AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO.
199912030104, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): 4723-000-005-0200 / P113985

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: May 20, 2026

The Potts Family Trust, dated June 17, 2005

BY: Linda A. Potts TTEELinda A. Potts
TrusteeBY: C. Richard Potts TTEEC. Richard Potts
TrusteeState of Washington
County of SkagitThis record was acknowledged before me on May 20, 2026 by Linda A. Potts and
C. Richard Potts as Trustees of Potts Family Trust dated June 17, 2005.Kelly K. Miller

(Signature of Notary public)

Notary Public in and for the State of Washington.

My appointment expires: 06/01/2028

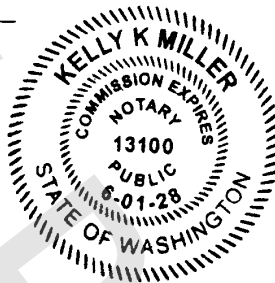


EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument:

Recording Date: April 18, 1914

Recording No.: 102029

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

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

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

EXHIBIT "A"Exceptions
(continued)

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.

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 the Plat of Eaglemont Phase 1A:
- 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 the Replat of Tract 202 and Lot 67, Alpine Fairway Villa:
- 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:

Recording No: 9905260006

Phase II:

EXHIBIT "A"Exceptions
(continued)

Recording Date: December 3, 1999

Recording No.: 199912030104

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,

EXHIBIT "A"Exceptions
(continued)

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

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. 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. Skagit County Right to Farm Ordinance:

Recording Date: February 14, 2003
Recording No.: 200302140223

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