

**When recorded return to:**

Delilah George  
Stephen E. George and Delilah M. George,  
Trustees of The George Family Living Trust dated  
March 24, 2020  
13529 W Springdale Drive  
Sun City West, AZ 85375

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261697

Jun 03 2026

Amount Paid \$7765.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Chicago Title  
620061736

Escrow No.: 245479359

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lorraine K Spoelstra, an unmarried woman as her separate estate

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 Stephen E. George and Delilah M. George, Trustees of The George Family Living Trust dated March 24, 2020

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

UNIT 13, ALDERCREST CONDOMINIUMS, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED MAY 7, 1980, UNDER RECORDING 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 THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P82025, 4420-000-013-0009

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

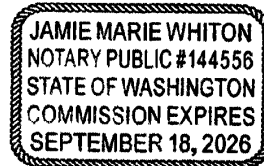
Dated: June 1, 2026

Lorraine K Spoelstra  
Lorraine K Spoelstra

State of Washington  
County of Island

This record was acknowledged before me on 1 June 2026 by Lorraine K Spoelstra.

Jamie Marie Whiton  
(Signature of notary public)  
Notary Public in and for the State of WA, Island  
My appointment expires: 9/18/2026



**EXHIBIT "A"**  
Exceptions

1. 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. 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. 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. 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
5. 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

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

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. 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. 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  
Recording No.: 8305310016
8. 8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
9. 9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Comcast of Washington, Inc.  
Recording Date: July 9, 2003  
Recording No.: 200307090011
10. 10. 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,

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

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

11. 11. 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
12. 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."
13. 13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.