

When recorded return to:

Mr. and Mrs. Rex L. Benedict  
1316 Alpine View Drive  
Mount Vernon, WA 98274



200703220096  
Skagit County Auditor

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Recorded at the request of:  
First American Title  
File Number: B91015

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

B91015-1

THE GRANTOR **Ralph H. Pearson**, a single man, as his separate estate, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, also as part of a tax deferred exchange under **I.R.S. 1031** in hand paid, conveys and warrants to **Rex L. Benedict and Karen Fahey Benedict, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lot 10A, "FOURTH AMENDMENT TO SURVEY MAP AND PLANS FOR ALPINE FAIRWAY VILLA CONDOMINIUM PHASE V"

Tax Parcel Number(s): **P113996, 4723-000-010-0100**

Lot 10A, "FOURTH AMENDMENT TO SURVEY MAP AND PLANS FOR ALPINE FAIRWAY VILLA CONDOMINIUM PHASE V", according to amended Declaration thereof recorded July 23, 2001, under Auditor's File No. 200107230105 and Amended Survey Map and Plans thereof recorded under Auditor's File No. 200107230104.

Subject to covenants, conditions, restrictions, and easements if any, set forth in Exhibit A, attached hereto and made a part hereof.

Dated 3/21/07

Ralph H. Pearson  
Ralph H. Pearson

#1290  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 22 2007

Amount Paid \$ 7338.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Ralph H. Pearson**, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3/21/07

[Signature]  
Notary Public in and for the State of Washington  
Residing at Duvall, WA  
My appointment expires: 10-9-10



EXHIBIT A

Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: James E. Moore and Myrtle Moore, his wife  
Recorded: February 4, 1942  
Auditor's No: 348986  
As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects: Northeast 1/4 of the Southwest 1/4; EXCEPT the Northwest 1/4 thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

B. RESERVATIONS CONTAINED IN DEED

Executed by: Marie Fleitz Dwyer, Frances Fleitz Rucker and Lola Hartnett Fleitz  
Recorded: October 22, 1918  
Auditor's No: 128138  
As Follows:

Undivided 1/2 in all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects: Southwest 1/4 of Section 27, Township 34 North, Range 4 East, W.M.

C. RESERVATIONS CONTAINED IN DEED

Executed by: Atlas Lumber Company  
Recorded: April 18, 1914  
Auditor's No: 102029  
As Follows:

Reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all changes substantial by reason of such entry.

Affects: Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M., and other property



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D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 9211250027:

Purpose: Sanitary sewer, access and utility  
Affects: Various strips as delineated on the face of said survey

E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: August 8, 1993  
Recorded: August 25, 1993  
Auditor's No: 9308250085  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

The North 230 feet of the South 420 feet of the West 130 feet of the East 210 feet of the Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M. (This easement may be superseded at a later date by a document with a more specific easement description based on an as built Survey furnished by Grantor at no cost to Grantee).

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Dated: September 28, 1993  
Recorded: October 11, 1993  
Auditor's No: 9310110127  
Purpose: Natural gas pipeline or pipelines  
Area Affected: 10 feet in width per mutual agreement



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G. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	August 8, 1993
Recorded:	November 2, 1993
Auditor's No:	9311020145
Purpose:	Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location:

Easement No. 1: All streets, road rights of way, green belts, open spaces and utility easements as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width, across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Easement No. 3: A strip of land 20 feet in width parallel to and coincident with the boundaries of Waugh Road as designed, platted and/or constructed within the above described property.

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:	January 11, 1994
Recorded:	January 25, 1994
Auditor's No:	9401250030
Executed by:	Sea-Van Investments Associates, a Washington general partnership

The above covenants, conditions and restrictions were amended by those instruments recorded under Skagit County Auditor's File Nos. 9512110030, 9603180110 and 200002010099.

I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:	Alpine Fairway Villa
Recorded:	December 1, 1998
Auditor's No:	9812010023

Said matters include but are not limited to the following:

a. All lots are subject to and together with the easement as shown, the purpose of which is for ingress, egress, utilities and parking. As shown on Sheet 1, an easement is hereby granted to the City of Mount Vernon for the purposes of maintenance, inspection and construction of sanitary sewage facilities with necessary appurtenances. The City shall be responsible for the maintenance of the sewer main line, but not the side sewer laterals. The City shall not be responsible for the maintenance of the road, bridge or storm drainage. See PUD Easement this sheet.



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- b. Lot 6, is subject to a 20-foot easement for installation and maintenance of a waterline in favor of Skagit County PUD. See PUD Easement provision this sheet.
- c. Lots 1 through 6, inclusive, are subject to an easement for storm water conveyance. For the equal benefit of Lots 1 through 10, inclusive, together with the right of ingress and egress for the installation and maintenance of said storm lines over, under and across. See Easement Dedication this sheet.
- d. Lots 1 and 2, inclusive, are subject to a 4-foot easement as shown for storm water conveyance, for the equal benefit of Lots 1 through 10, inclusive together with the right of ingress and egress for the installation and maintenance of said storm lines over, under and across. See Easement Dedication this sheet.
- e. The 10-foot Utility Easement is located adjoining the roadway-utility easement as shown and reference under sub-paragraph a.
- f. Lot 1, is subject to a 20-foot sewer easement for the benefit of Lot 2.
- g. All development within this subdivision shall conform to the recommendations and conditions of approval of the Eaglemont Tract 202 Phase 1 Final Planned Unit Development approved by the City of Mount Vernon Council on February 25, 1998.
- h. P.U.D. Water Pipeline Easement provisions, as disclosed on the face of the subject plat, as follows:

Easements are granted to the Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat, together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the District.

Grantor, its heirs, successors or assigns, hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the District. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the Districts use of the easement.

- i. Buffer Easement provisions, as disclosed on the face of the subject plat, as follows:

Those areas designated Buffer Easement are for landscape zone, maintained by the property owners and preserved free of buildings or structures.

- j. Dedication of "Alpine View Place", a private road to Eaglemont Homeowner's Association, as disclosed on the face of the subject plat.



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k. Easement, as delineated and/or dedicated on the face of the plat:

Purpose: Ingress, egress and utilities  
Affects: Alpine View Place

l. Easement, as delineated and/or dedicated on the face of the plat:

Purpose: Utility Easement  
Affects: Northerly 10-feet of Alpine View Place

m. Terms, covenants, provisions, notes and restrictions contained in said plat, some of which may have changed or expired without notice on the public record:

Plat: Alpine Fairway Villa Condominium, Phase I  
As Follows:

"All development within the subject parcels shall conform to the recommendations and conditions of approval for the Eaglemont Tract 202 Phase I Final Planned Unit Development approved by the City of Mount Vernon City Council on February 25, 1998."

J. Easement and set back requirements as set forth in the covenants to Eaglemont recorded under Auditor's File No. 9401250030.

K. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34), and as may be hereafter amended.

L. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the by-laws adopted pursuant to said Declaration:

Recorded: May 26, 1999  
Auditor's No.: 9905260007

Said instrument was modified by instruments recorded under Auditor's File Nos. 199912030105, 200007210061, 200012130024, 200012260127, 200101120079, 200107230105, 200202140093 and 200304020109.

M. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Names: Alpine Fairway Villa Condominium, Phase V  
Recorded: July 23, 2001  
Auditor's No.: 200107230104



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N. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Alpine Fairway Villa Condominium Owner's Association  
And: Jeff Hansell  
Dated: September 7, 1999  
Recorded: September 10, 1999  
Auditor's No: 199909100027  
Regarding: Easement/Maintenance Agreement pertaining to common area/easement and use by Lot 49, "Eaglemont Phase 1A"

O. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: December 20, 2005  
Auditor's No.: 200512200002  
Executed By: Alpine Fairway Villa Condominium and Alpine Fairway Villas Condominium Owners Association



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