



201806140056

06/14/2018 11:35 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

When recorded return to:

Ann J. Rasar
~~1407 Alpine View Place~~ 10191 Halloran Rd
~~Mount Vernon, WA 98274~~ Bow WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020034898

Escrow No.: 620034898

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melvin Torseth and Ruth M. Torseth, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ann J. Rasar, 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.)

Unit(S): Unit 9A Condo: ALPINE FAIRWAY VILLA CONDO

Tax Parcel Number(s): P113994 / 4723-000-009-0100,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182564

JUN 14 2018

Amount Paid \$ 7570.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 13, 2018

Melvin Torseth
Melvin Torseth

Ruth M. Torseth
Ruth M. Torseth

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Melvin Torseth and Ruth M. Torseth is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 13, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

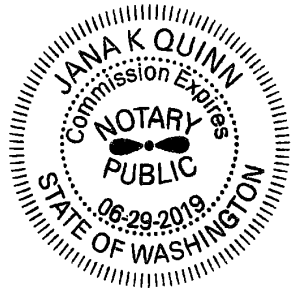


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113994 / 4723-000-009-0100

Unit 9A, SURVEY MAP & PLANS FOR ALPINE FAIRWAY VILLA CONDO, according to Declaration thereof recorded May 26, 1999, under Auditor's File No. 9905260007 and any amendments thereto, AND Amended Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 67 through 71, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1993
Auditor's No(s): 9310110127, records of Skagit County, Washington
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, including the terms and conditions thereof, granted by instrument;
Recorded: November 2, 1993
Auditor's No.: 9311020145, records of Skagit County, Washington
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, dedications, building setback lines, notes and statements, 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:
Recording No: 9401250031
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 ALPINE FAIRWAY VILLA AND ALPINE FAIRWAY VILLA PHASE I:
Recording No: 9812010023 and 9905260006
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: January 25, 1994

EXHIBIT "B"Exceptions
(continued)

Auditor's No(s).: 9401250030, records of Skagit County, Washington
 Executed By: Sea-Van Investments Association

Amended by instrument:

Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
 Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 25, 1994
 Auditor's No(s).: 9401250030, records of Skagit County, Washington
 Imposed By: Sea-Van Investments Association

Amended by instrument:

Recorded: December 11, 1995, March 18, 1996 and February 1, 2000
 Auditor's Nos.: 9512110030, 9603180110 and 200002010099, records of Skagit County, Washington

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: May 26, 1999
 Auditor's No(s).: 9905260007, records of Skagit County, Washington

Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion a Common Elements insured herein AND/OR to encumber any portion of said real property.

Amended by instrument(s):

Recorded: December 3, 1999, July 21, 2000, December 13, 2000, December 26, 2000 January 12, 2001, July 23, 2001; February 14, 2002; April 2, 2003, December 20, 2005, December 12, 2012 and October 5, 2015
 Auditor's No(s).: 199912030105, 200007210061, 200012130024, 200012260127, 200101120079, 200107230105; 200202140093; 200304020109, 200512200002, 201212120046 and 201510050078 records of Skagit County, Washington

8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 10, 1999
 Auditor's No(s).: 199909100027, records of Skagit County, Washington
 In favor of: Jeff Hansell

EXHIBIT "B"Exceptions
(continued)

For: Ingress and egress
Affects: Alpine View Place (a private road)

10. Exceptions and reservations as contained in instrument;
Recorded: February 4, 1942
Auditor's 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.
11. Exceptions and reservations as contained in instrument;
Recorded: October 22, 1918
Auditor's 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
12. Exceptions and reservations as contained in instrument;
Recorded: April 18, 1914
Auditor's 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.
13. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: January 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Executed By: Sea-Van Investments Association

EXHIBIT "B"

Exceptions
(continued)

Amended by instrument:

Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of
Skagit County, Washington

14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Imposed By: Sea-Van Investments Association

Amended by instrument(s):

Recorded: December 11, 1995
Auditor's No(s): 9512110030, records of Skagit County, Washington

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

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

16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Mount Vernon.
18. Assessments, if any, levied by Alpine Fairway Villa Condominium Owners Association.
19. Assessments, if any, levied by Eaglemont Homeowner's Association.