

**When recorded return to:**  
Charles H. Orton and Marlene E. Orton  
1838 Lazy River Drive  
Saint George, UT 84790

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-895  
Mar 11 2020  
Amount Paid \$6605.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**620040779**

Escrow No.: 620040779

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Leslie Dann, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Charles H. Orton and Marlene E. Orton, husband and wife and Noah R. Tannen and Shannon E. Orton, husband and wife

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 13, ALPINE CREST CONDOMINIUM

Tax Parcel Number(s): P121577 / 4835-000-013-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 3, 2020

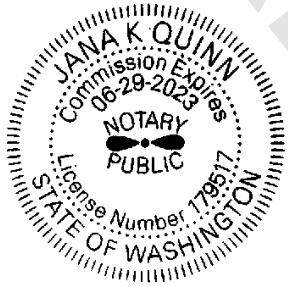
*Leslie Dann*  
Leslie Dann

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Leslie Dann is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 04 2020

*Jana K Quinn*  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P121577 / 4835-000-013-0000**

Unit 13, Alpine Crest Condominium, according to the Declaration thereof, recorded May 3, 2004, under Auditor's File No. 200405030218, records of Skagit County, Washington, and Survey Map and Plans thereof, recorded under Auditor's File No. 200405030217, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Eaglemont Phase 1A:

Recording No: 9401250031

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Eaglemont Phase 1B:

Recording No: 200201160127

3. 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.

4. 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

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 11, 1994  
 Auditor's No(s): 9401110030, 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

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(s):

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

7. 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 CREST CONDOMINIUM:

Recording No: 200405030217

8. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: May 23, 2000  
 Auditor's No(s): 200005230026, records of Skagit County, Washington  
 In favor of: Sea Van Investment Associates, a Washington general partnership  
 For: A non-exclusive perpetual easement for ingress, egress and utilities

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

Recorded: September 6, 2000  
 Auditor's No.: 200009060009, records of Skagit County, Washington  
 In favor of: Puget Sound Energy Inc., a Washington Corporation  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects:

Easement No. 1:

As constructed or to be constructed on the temporary road and utility easement described on the attached Exhibit "A". (Grantor shall insure that the road is maintained at all times for to provide access for the maintenance of the Grantee's electrical facilities.)

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

## Easement No. 2:

A strip of land 10 feet in width being parallel to and coincident with the temporary road and utility easement described on the attached Exhibit "A".

10. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: January 15, 2004  
 Auditor's No(s): 200401150055, records of Skagit County, Washington  
 In favor of: Comcast of Washington IV, Inc.  
 For: Broadband Communications Systems  
 Affects: Said premises and other property
11. 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 3, 2004  
 Auditor's No(s): 200405030218, records of Skagit County, Washington  
 Executed By: Alpine Crest Condominium Owners Association
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: December 30, 2014  
 Recording No.: 201412300042
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded: May 3, 2004  
 Auditor's No(s): 200405030218, records of Skagit County, Washington  
 Imposed By: Alpine Crest Condominium Owners Association
13. Terms, conditions, and restrictions of that instrument entitled Alpine Crest Condominium Public Offering Statement Acknowledgement
- Recording Date: July 30, 2007  
 Recording No.: 200707300188
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Liability to future assessments, if any, levied by the City of Mount Vernon.

**EXHIBIT "B"**

Exceptions  
(continued)

17. Dues, charges and assessments, if any, levied by Eaglemont Homeowners Association.
18. Dues, charges and assessments, if any, levied by Alpine Crest Condominium Owners Association.