

When recorded return to:

American Alps LLC
60774 State Route 20
Marblemount, WA 98267

GNW 21-11491

STATUTORY WARRANTY DEED

THE GRANTOR(S) Candida M. Cooper, as her separate estate, 58179 Washington 20, Rockport, WA 98283,
for and in consideration of **ten dollars and other valuable consideration**
in hand paid, conveys, and warrants to American Alps LLC, a Washington Limited Liability Company
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Ptn. Gov. Lots 4 & 5, Sec 18, Twp 35 N, Rge 11 E (aka Lot 2 SP 29-76)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P46166 and P46149

Dated: July 11, 2021

Candida M. Cooper
Candida M. Cooper

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2661
Jun 11 2021
Amount Paid \$4005.00
Skagit County Treasurer
By Josie L Bear Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

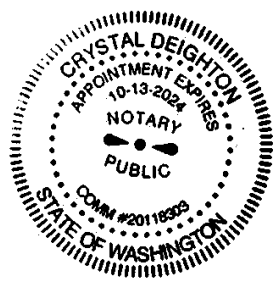
I certify that I know or have satisfactory evidence that Candida M. Cooper is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11 day of June, 2021

Crystal Deighton
Signature

Escrow Assistant
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 60084 State Route 20, Marblemount, WA 98267
Tax Parcel Number(s): P46166 and P46149

Property Description:

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 29-76, approved July 1, 1976, and recorded July 6, 1976, in Volume 1 of Short Plats, page 143, under Auditor's File No. 838496, records of Skagit County, Washington; being a portion of Government Lots 4 and 5 of Section 18, Township 35 North, Range 11 East of the Willamette Meridian.

All situated in Skagit County, Washington.

Statutory Warranty Decd
LPB 10-05

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EXHIBIT B

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1. Covenants, conditions, and restrictions contained in instrument(s), 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: June 28, 1976

Auditor's No(s): 837863, records of Skagit County, Washington

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 29-76 recorded July 6, 1976 as Auditor's File No. 838496.

3. Agreement, including the terms and conditions thereof; entered into;

And Between: Stan Gerity, Martin Edwards and Skagit County

Recorded: February 22, 1982

Auditor's No.: 8202220028, records of Skagit County, Washington

4. Terms and Conditions of Conditional Use Request No. 79-016;

Recorded: June 16, 1982

Auditor's File No.: 8206160028, records of Skagit County, Washington

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

Recorded: May 2, 1985

Auditor's No(s): 8505020023, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Ptn Parcel E

6. Agreement, including the terms and conditions thereof; entered into;

By: Spiral Incorporated

And Between: Marblemount Enterprises

Recorded: June 6, 1995

Auditor's No.: 9506060059, records of Skagit County, Washington

Providing: Water Supply Agreement

7. Terms and Conditions of an instrument titled "Water Right Claim";

Recorded: June 6, 1995

Auditor's File No.: 9506060062, records of Skagit County, Washington

8. Assessment for Account No. P46166 and P46149 by Local Utility District (LUD) No. 28 and Public Utility District No. 1 of Skagit County, State of Washington, recorded October 23, 2009 as Auditor's File No. 200910230064.

Public Utility District No. 1 of Skagit County should be contacted for information regarding current status of said account. Public Utility District No.1 of Skagit County is located at 1415 Freeway Drive, Mount Vernon, WA 98273. Or can be reached by calling #(360) 424-7104.

Statutory Warranty Deed
LPB 10-05

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