

AFTER RECORDING MAIL TO:
D. Betty Schwesinger
500 North Laventure Road
Mount Vernon, WA 98273



11/9/2004 Page 1 of 6 10:02AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82946

Statutory Warranty Deed

Grantor(s): Marjorie A Cowee
Grantee(s): D. Betty Schwesinger
Assessor's Tax Parcel Number(s): 4775-000-045-0000 P120058

FIRST AMERICAN TITLE CO.
82946-E

THE GRANTOR Marjorie A. Cowee, as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to D. Betty Schwesinger, a single woman, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 45, "STONEBRIDGE CONDOMINIUM", according to the SIXTH AMENDED DECLARATION THEREOF recorded August 20, 2003, under Auditor's File No. 200308200025, AND FIFTH AMENDED SURVEY MAP AND PLANS THEREOF recorded February 6, 2003 under Auditor's File No. 200302060084, records of Skagit County, Washington.

SUBJECT To covenants, conditions, restrictions & easements as per attached Exhibit "A"

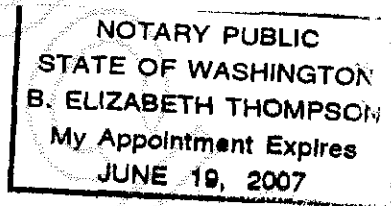
Dated: October 26, 2004.

Marjorie A. Cowee
Marjorie A Cowee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

6034
NOV 09 2004

Amount Paid \$ 3040¹⁰
By [Signature] Skagit Co. Treasurer Deputy



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marjorie A Cowee 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.

Date: 11-3-04

B. Elizabeth Thompson

Notary Public in and for the State of Washington
Residing at Ferndale
My appointment expires: 06/19/07

EXHIBIT "A"

Exceptions:

A. Mineral Reservation as set forth in instrument recorded August 17, 1900 in Volume 41 of Deeds, page 194.

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

Plat/Subdivision Name: Stonebridge Condominium
Recorded: August 20, 2003
Auditor's No.: 200308200026

Said instrument being an Amendment of those instruments recorded under Auditor's File Nos. 200106220058, 200104030060, 200010270081, 200202250201, 200207290130, 200210110206 and 200302060084.

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc., and their respective successors and assigns, under and upon the private roadways and utilities easements shown hereon, and along the routes of the as built or yet to be built utility alignments, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the condominium and other property as may be developed in association with expansions to this condominium. Together with the right to enter upon the units (lots) at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the condominium or to the association by the exercise of rights and privileges herein granted.

All common element areas are subject to development rights set forth in the declaration.

All development and use of the land described herein shall be in accordance with this Survey Map and Plans, as it may be amended by the declarant with the approval of the City of Mount Vernon, in accordance with the Stonebridge Final Planned Unit Development approved August 9, 2000 by the City Council (PUD - MISC 00-03) upon completion. The improvements on the land shall be included in Stonebridge Condominium, in which the owners of units will all have a membership interest. This Survey Map and Plans shall be binding upon all now or hereafter having any interest in the land described herein.

2. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the PUD 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 with necessary appurtenances for 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.



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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 District's use of the easement.

3. All units include the existing building, or buildings to be built, as referenced in the Declaration, together with the surrounding lands shown hereon.

4. The undersigned owners in fee simple, "Declarant", hereby declares this Survey Map and dedicate the same for condominium purposes and dedicate to the use of public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Said owners contract purchasers and mortgage holders or lien holders further waive all claims for damages which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said streets and avenues. This Survey Map and Plans and any portion thereof shall be restricted by the terms of the Fourth Amendment to Condominium Declaration filed contemporaneously herewith.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: November 8, 2000
Recorded: November 14, 2000
Auditor's No: 200011140034
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

Easement No. 1: All streets and road rights-of-way 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 open 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: All areas located within a 10 (ten) foot perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholes.

D. 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.



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

Recorded: April 3, 2001
Auditor's File No: 200104030061

Said instrument was modified by those instruments recorded under the following Skagit County, Washington, Auditor's File Nos. 200106220057, 200202250202, 200202260116, 200207290131, 200210110205, 200302060085 and 200308200025.

F. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.

G. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Stonebridge Condominium, or any amendment thereto or under the bylaws adopted pursuant to said Declaration.

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Thomas Boyce and Barbara Arvetta Boyce, husband and wife
Recorded: August 11, 1972
Auditor's No: 772439
Purpose: Ingress and egress
Area Affected: Common areas

I. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: January 28, 1991
Recorded: February 4, 1991
Auditor's No: 9102040073
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
Affects: Common areas adjacent to LaVenture Road

J. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: February 7, 1991
Recorded: February 22, 1991
Auditor's No: 9102220051
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
Affects: Common areas



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K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: April 18, 2001
Recorded: April 25, 2001
Auditor's No: 200104250051
Purpose: Water lines
Area Affected: Common areas

L. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: June 7, 2001
Recorded: June 21, 2001
Auditor's No: 200106210108
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Common areas

M. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: February 13, 2002
Recorded: February 19, 2002
Auditor's No: 200202190146
Purpose: "...water, communication, lines or other similar public services 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..."
Area Affected: Common areas

N. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: October 18, 2001
Recorded: November 1, 2001
Auditor's No: 200111010109
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Those portions of the common areas which are delineated on the face of said Short Plat as utility and access easements



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O. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.
Dated: June 1, 2002
Recorded: August 12, 2002
Auditor's No: 200208120128
Purpose: Maintenance, service, use, removal and operation of such facilities...with rights of access, ingress and egress
Area Affected: Units 39 - 44 and common areas

P. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Dated: October 23, 2002
Recorded: October 25, 2002
Auditor's No: 200210250032
Purpose: Construction and maintenance of a water and communication, lines or other similar public service related facilities.
Area Affected: Common Area, the East 5' of Lot 23 and the West 5' of Lot 24

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

Dated: November 2001
Recorded: November 28, 2001
Auditor's No: 200111280111
Executed by: Landed Gentry Development, Inc.
Affects: Lots 39-54



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