

RETURN TO:

SHEILA S. BEAUDOIN  
5 BAYONET DRIVE  
SEASIDE, CA 93955



200605220294

Skagit County Auditor

5/22/2006 Page

1 of

6 3:56PM

STATUTORY WARRANTY DEED

FIRST AMERICAN TITLE CO.

87996-1

Reference # (if applicable)

Grantor(s):

Additional on Page:

DON D. BALES

CAROL E. BALES

Grantee(s):

Additional on Page:

SHEILA S. BEAUDOIN

Abbreviated Legal Description:

Additional on Page:

LOT 51, STONEBRIDGE CONDOMINIUM

Assessor's Tax Parcel ID#

4775-000-051-0000 (P120064)

THE GRANTOR DON D. BALES AND CAROL E. BALES, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to SHEILA S. BEAUDOIN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

the following described real estate, situated in the County of SKAGIT State of Washington:  
UNIT 51, STONEBRIDGE CONDOMINIUM, ACCORDING TO THE SIXTH AMENDED DECLARATION  
THEREOF RECORDED AUGUST 20, 2003 UNDER AUDITOR'S FILE NO. 2003082000-25, AND  
FIFTH AMENDED SURVEY MAP AND PLANS THEREOF RECORDED FEBRUARY 26, 2003 UNDER  
AUDITOR'S FILE NO. 200302060084, RECORDS OF SKAGIT COUNTY, WASHINGTON  
SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO

# 2471  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 22 2006

Amount Paid \$ 3662.20  
By Skagit Co. Treasurer  
By [Signature] Deputy

Dated: May 15, 2006

[Signature]  
DON D. BALES

[Signature]  
CAROL E. BALES

NOTARY PAGE

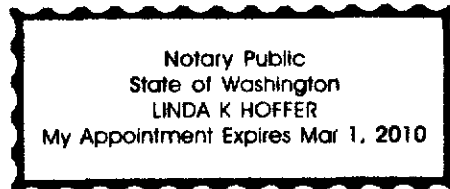
STATE OF WASHINGTON }  
 } ss.  
County of SNOHOMISH }

I hereby certify that I know or have satisfactory evidence that DON D BALES AND CAROL E BALES

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 17, 2006

Linda K. Hoffer  
Notary Public in and for the State of Washington



Linda K Hoffer  
Printed Name

Residing at Arlington  
My appointment expires 3/01/2010

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STATE OF WASHINGTON }  
 } ss.  
County of \_\_\_\_\_ }

I hereby certify that I know or have satisfactory evidence that \_\_\_\_\_

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that \_\_\_\_\_  
authorized to execute the instrument and acknowledge it as the \_\_\_\_\_  
of \_\_\_\_\_ to be the free and voluntary  
act of such party for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Washington

\_\_\_\_\_  
Printed Name  
Residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_



200605220294  
Skagit County Auditor

EXHIBIT "A"

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.

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.



200605220294  
Skagit County Auditor

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.

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



200605220294  
Skagit County Auditor

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

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



200605220294  
Skagit County Auditor

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



200605220294  
Skagit County Auditor