

**When recorded return to:**

Peggy Rush  
2520 Stonebridge Way  
Mount Vernon, WA 98273



201005140130  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

770 NE Midway Blvd.  
Oak Harbor, WA 92877

Order No.: 620008123 ✓

**CHICAGO TITLE STATUTORY WARRANTY DEED**

**THE GRANTOR(S)**

Joyce L. Saad, a single woman, as her separate estate

for and in consideration of Two Hundred Seventy Five Thousand And No/100 Dollars (\$275,000.00)

in hand paid, conveys, and warrants to Peggy N. Rush, an unmarried person, as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 25, STONEBRIDGE CONDOMINIUM, according to the SIXTH AMENDED DECLARATION THEREOF recorded August 20, 2003, under Auditor's File Number 200308200025, AND FIFTH AMENDED SURVEY MAP AND PLANS THEREOF recorded February 26, 2003 under Auditor's File Number 200302060084, records of Skagit County Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4775-000-025-0000 P119614

Subject to: See Exhibit "B" Attached hereto and by reference made a part hereof.

Dated: May 12, 2010

Joyce L. Saad

1382  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 14 2010

Amount Paid \$ 4900.00  
Skagit Co. Treasurer  
By *nam* Deputy

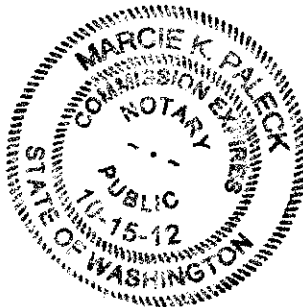
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that JOYCE L. SAAD the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: May 13 2010

Marcie K. Paleck

Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2012



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## EXHIBIT "A"

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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## EXHIBIT "B"

### SPECIAL EXCEPTIONS

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: August 12, 2002  
Auditor's No(s): 200208120128, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 12, 2002  
Auditor's No(s): 200208120128, records of Skagit County, Washington  
In favor of: TCI Cablevision of Washington, Inc.  
For: Non-exclusive easement on, over, under, within and through premises as necessary for routing, installation and maintenance
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 14, 2003  
Auditor's No(s): 200305140132, records of Skagit County, Washington  
In favor of: TCI Cablevision of Washington, Inc.  
For: Non-exclusive easement on, over, under, within and through the premises for routing, installation and maintenance
4. 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 AT&T Broadband 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 utilities 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.



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5. **WATER PIPELINE EASEMENT.** 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.

6. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

7. Notes on the face of the plat as follows:

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

Utility locations are shown on the recorded plan of Stonebridge Condominium. The description for this survey is from a Land Title Company Subdivision Guarantee Order No. P-93225-E, dated November 6, 2000; a First American Title Insurance Company Subdivision Guarantee order No. 65138, dated May 9, 2001 (Third Update); and a First American Title Insurance Company report order no. 00068201, dated February 15, 2002.

The property herein dedicated is subject to and together with easements, reservations, restrictions, covenants and other instruments of record including but not limited to those documents recorded under Auditor File Numbers 200011030062, 200108200157, 200108200158, 9103050066, 200108240008, 200109060034, 34055, 200112240134 and 200202280026.



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8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: April 3, 2001  
Auditor's No(s): 200104030061, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: June 22, 2001, February 25, 2002, July 29, 2002, October 11, 2002, February 6, 2003 and August 20, 2003  
Auditor's No(s): 200106220057, 200202250202, 200207290131, 200210110205, 200302060085 and 200308200025, records of Skagit County, Washington

9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: February 22, 1991  
Auditor's No.: 9102220051, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

10. 20-foot easement for utility and access, water pipeline and bicycle trail easement recorded under Auditor's File No. 772439, records of Skagit County, Washington.

11. Notes on the face of the plat:

Each deck is a limited common element allocated to the unit to which it is immediately adjacent.

Each shared private vehicle area is a limited common element shared by the two units to which it is immediately adjacent

12. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 19, 2002  
Auditor's No(s): 200202190146, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: PUD Utility Easement

13. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 10, 2001  
Auditor's No.: 200111010109, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances



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14. Easement delineated on the face of said Fourth Amendment to Stonebridge Condominium;  
For: Utilities  
Affects: Exterior 10 feet of said premises adjacent to street
15. Easement delineated on the face of said Fourth Amendment to Stonebridge Condominium;  
For: Storm water and sewer  
Affects: Exterior 15 feet of said premises adjacent to street
16. Easement delineated on the face of said Fifth Amendment to Stonebridge Condominium;  
For: Utility and access  
Affects: Various common areas
17. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 25, 2002  
Auditor's No(s): 200210250032, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: All things necessary and proper in the Construction and maintenance of a water and communication line or lines  
Affects: Various portions of said condominium phases
18. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 4, 1991  
Auditor's No(s): 9102040073, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances



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