

When recorded return to:  
Mary Lue Sjostrom  
13326 NE 72nd Street  
Redmond, WA 98052



201105120009  
Skagit County Auditor

5/12/2011 Page 1 of 3 10:26AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620012990

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Harry T. Ranlett, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Mary Lue Sjostrom, an unmarried individual

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

Unit 31, STONEBRIDGE CONDOMINIUM, according to the Declaration thereof recorded April 3,  
2001, under Auditor's File Number 200104030061 and any amendments thereto, AND FOURTH  
AMENDED SURVEY MAP AND PLANS THEREOF recorded October 11, 2002, under Auditor's  
File No. 200210110206, records of Skagit County Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P119620, 4775-000-031-0000

Subject to: Conditions, covenants, restrictions, easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620012990; and Skagit  
County Right To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: May 5, 2011.

*Harry T. Ranlett*  
*By Gail Fischer his Attorney in Fact*

Harry T. Ranlett  
By: Gail Fischer, His Attorney in Fact

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 1402

MAY 12 2011

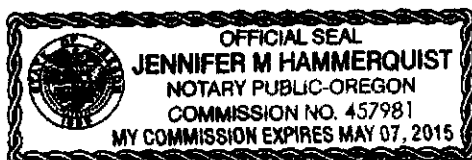
Amount Paid \$ 4010.00  
Skagit Co. Treasurer  
By *Ham* Deputy

State of Oregon

County of Lane

I certify that I know or have satisfactory evidence that Gail Fischer is the person(s) who appeared  
before me, and said person acknowledged that she signed this instrument as the Attorney in Fact for  
Harry T. Ranlett and acknowledged to me that she signed and sealed the same as her free and  
voluntary act and deed for Harry T. Ranlett for the uses and purposes therein mentioned, and on oath  
stated that the Power of Attorney authorizing the execution of this instruction has not been revoked and  
that the said Harry T. Ranlett is now living.

Dated: 5/9/11



*Jennifer M. Hammerquist*  
Name: Jennifer M. Hammerquist  
Notary Public in and for the State of Washington, Oregon  
Residing at: Springfield  
My appointment expires: May 07, 2015

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. 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 FOURTH AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM:  
  
Recording No: 200210110206
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. Covenants, conditions, and restrictions 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: 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
5. 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
6. 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.
7. 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
8. 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



201105120009  
Skagit County Auditor

## SCHEDULE "B"

9. Easement, including the terms and conditions thereof, granted 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: Water pipe or pipes and line or lines
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, if any, levied by Stonebridge Condominium Homeowner's Association.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

## SKAGIT COUNTY RIGHT TO FARM ORDINANCE

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.

