

**When recorded return to:**

John A. Companion and Bonnie J. Companion  
503 Shady Lane  
Mount Vernon, WA 98273



201201180036  
Skagit County Auditor

1/18/2012 Page 1 of 3 1:45PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620014631

CHICAGO TITLE

620014631

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alfred E. Schleef, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to John A. Companion and Bonnie J. Companion, husband and  
wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 40, STONEBRIDGE CONDOMINIUM, according to the Declaration thereof recorded April 3,  
2001, under Auditor's File Number 200104030061 and any amendments thereto, AND THIRD  
AMENDED SURVEY MAP AND PLANS THEREOF recorded July 29, 2002, under Auditor's File  
No. 200207290130, records of Skagit County Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P119355, 4775-000-040-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620014631; and Skagit  
County Right To Farm Ordinance, which is attached hereto and made a part hereof.

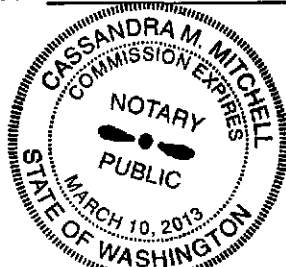
Dated: January 13, 2012

Alfred E. Schleef  
Alfred E. Schleef

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Albert E. Schleef is the person(s) who appeared  
before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and  
acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this  
instrument.

Dated: 1-13-12



Cassandra M. Mitchell  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon, WA  
My appointment expires: 3-10-13

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012119  
JAN 18 2012

Amount Paid \$ 2942.00  
By Mb Skagit Co. Treasurer Deputy

## 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 **THIRD AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM:**

Recording No: 200207290130

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



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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.

**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.



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