

When recorded return to:  
Pamela S. Rolfson  
PO Box 133  
Mount Vernon, WA 98273



Skagit County Auditor \$75.00  
5/14/2013 Page 1 of 4 11:41AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018547

CHICAGO TITLE  
620018547

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Allen L Steiner and Annie E Steiner, Husband and Wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Pamela S. Rolfson, An unmarried person  
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 26, 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.

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

Tax Parcel Number(s): P119615 / 4775-000-026-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 13, 2013

Allen L Steiner

Annie E Steiner

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 1752

MAY 14 2013

Amount Paid \$ 3921.00  
By Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED  
(continued)

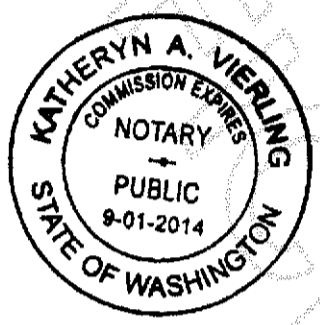
State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Allen L Steiner & Annic E. Steiner is/are 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: May 13, 2013

Kathryn A. Vierling  
Name: Kathryn A. Vierling  
Notary Public in and for the State of WA  
Residing at: STANWOOD, WA  
My appointment expires: 9-01-2014



**EXHIBIT "A"**  
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 SIXTH AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM:  
Recording No: 200308200026
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
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



**EXHIBIT "A"**  
Exceptions

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.

**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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201305140053