

WHEN RECORDED RETURN TO

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Attorneys at Law
502 E McLoughlin Blvd
Vancouver, WA 98663-3357



Skagit County Auditor \$77.00
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QUIT CLAIM DEED

GRANTOR(S): NEIL A. WANLESS
 GRANTEE(S): NEIL A. WANLESS, BRIAN A. WANLESS, and BECKY A. WANLESS, TRUSTEE(S)
 of the WANLESS REVOCABLE LIVING TRUST dated JUNE 26, 2007 and restated
May 2nd, 2014
 ABBREVIATED LEGAL DESCRIPTION: Unit 47, 5th Amendment To Stonebridge Condo.
 ASSESSOR'S TAX PARCEL ID #4775-000-047-0000
 REFERENCE NO: n/a

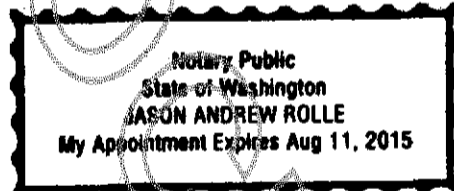
THE GRANTOR(S), NEIL A. WANLESS, for no consideration, convey(s) and quit claim(s) to NEIL A. WANLESS, BRIAN A. WANLESS, and BECKY A. WANLESS, TRUSTEE(S) of the WANLESS REVOCABLE LIVING TRUST dated JUNE 26, 2007 and restated May 2nd, 2014, the following-described real property commonly known as 504 N Laventure Rd. Mt. Vernon, and situated in Skagit County, Washington, together with all after-acquired title of the Grantor(s) therein:

See Exhibit "A" attached hereto and incorporated herein by this reference.

May 2nd, 2014
Neil A Wanless
NEIL A. WANLESS

STATE OF WASHINGTON)
) ss.
County of ~~Clark~~ Snohomish)

NOTARY: Please place seal within borders of box.



I certify that I know or have satisfactory evidence that NEIL A. WANLESS are the persons who appeared before me and said persons acknowledged NEIL A. WANLESS signed this instrument and acknowledged it to be NEIL A. WANLESS' free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: May 2nd, 2014
Jason Andrew Rolle
Notary Public
Printed Name: Jason Andrew Rolle
My Appointment Expires: 08/11/2015
Residing at: Stanwood Chyse Higgen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141980
JUN 09 2014

Amount Paid \$0
Skagit Co. Treasurer
By nam Deputy

Exhibit A

Unit 47, "FIFTH AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM," as per Survey Map and Set of Plans recorded February 6, 2003, under Auditor's File No. 200302060084, and as established in that certain Declaration of Condominium recorded April 3, 2001, under Auditor's File No. 200104030061, and as subsequently amended by instruments recorded under Auditor's File Nos 200106220057, *200207290131, 200210110205, 200302060085, and 200308200025 records of Skagit County, Washington.

*200202250202

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO:

Easements provisions contained on the face of the Plat, as follows:

"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 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 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."

Utility easement as shown on the face of the Plat.

N. SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Allen L. Steiner and Annie E. Steiner, husband and wife
Grantee: Donald F. Patrick and Mary C. Patrick, husband and wife
Recorded: January 12, 2005
Auditor's File No.: 200501120120
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operations, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil



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amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

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 is 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 districts use of the easement."

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected: Those portions of the above described tracts which are delineated on the face of said Short Plat as utility and access easements. No vehicular access, parking or driving surfaces shall be located within a 5 foot perimeter of all of grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand holds.
Dated: October 18, 2001
Recorded: November 1, 2001
Auditor's No.: 200111010109

RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Landed Gentry Development, Inc.
Grantee: Mount Vernon School District No. 320
Dated: November __, 2001
Recorded: November 28, 2001
Auditor's No.: 200111280111
(copy attached)

EASEMENT SHOWN ON MAP:

For: Access and utilities
Affects: As shown on map



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DECLARATION OF CONDOMINIUM SUBDIVISION AND COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS FOR STONEBRIDGE CONDOMINIUM, AND THE
TERMS AND CONDITIONS THEREOF:

Executed By: Landed Gentry Development, Inc.
Recorded: April 3, 2001
Auditor's No.: 200104030061

FIRST AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: June 13, 2001
Recorded: June 22, 2001
Auditor's No.: 200106220057

SECOND AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: February 8, 2002
Recorded: February 25, 2002
Auditor's No.: 200207290131

THIRD AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: July 26, 2002
Recorded: July 29, 2002
Auditor's No.: 20020729131

FOURTH AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: October 11, 2002
Recorded: October 11, 2002
Auditor's No.: 200210110205

FIFTH AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: February 5, 2003
Recorded: February 6, 2003
Auditor's No.: 200302060085

SIXTH AMENDMENTS TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: August 13, 2003
Recorded: August 20, 2003
Auditor's No.: 200308200025

DEDICATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

"...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



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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 condominium declaration filed contemporaneously herewith."

RESERVATION OF MINERAL RIGHTS:

Reservations of minerals contained in Warranty Deed dated August 16, 1900, by W.M. Lindsey and Emma S. Lindsey, husband and wife, to Samuel Hensley, recorded August 17, 1900 in Volume 41 of Deeds, page 194, records of Skagit County, Washington, which reservations are substantially, as follows:

"All coal and other minerals are reserved and excepted from this conveyance.

Such mineral rights are now held of record by Skagit County by virtue of tax foreclosure."

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity

Area Affected:

Easement No. 1: All streets and roads rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road 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.

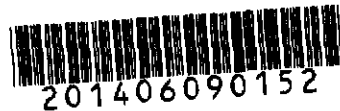
Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

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.

Dated: November 8, 2000
Recorded: November 14, 2000
Auditor's No.: 200011140034

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use one or more electric transmission and/or distribution systems
Area Affected: The West 10 feet



Dated: Not disclosed
Recorded: February 4, 1991
Auditor's No.: 9102040073

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT:

Executed By: Landed Gentry Development, Inc.
Recorded: March 7, 2001
Auditor's No.: 200103070089

MATTERS DISCLOSED BY RECORD OF SURVEY:

FILED: October 27, 2000
VOL./PG.: N/A
AUDITOR'S NO.: 200010270081

J:\AMMP\Clients M-Z\Wanless Estate Planning\Neil Wanless\2014\Exhibit A Mt Vernon.wpd



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