

When recorded return to:

Jon C. Malmberg and Marilyn E. Galanti
501 Shady Lane
Mount Vernon, WA 98273



201604060031

Skagit County Auditor

\$76.00

4/6/2016 Page

1 of

4 11:46AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026802

CHICAGO TITLE

620026802

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott A. Heiner, Personal Representative of the Estate of Harold Heiner, deceased
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jon C. Malmberg and Marilyn E. Galanti, a married couple

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

Unit 39, 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): P119354 / 4775-000-039-0000

Subject to:

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

Dated: April 1, 2016

Scott A. Heiner, Personal Representative of the Estate of Harold Heiner, deceased

BY: Scott Heiner

Scott Heiner
Personal Representative

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016 1210

APR 06 2016

Amount Paid \$ 4054.50

Skagit Co. Treasurer

By HJB

Deputy

STATUTORY WARRANTY DEED

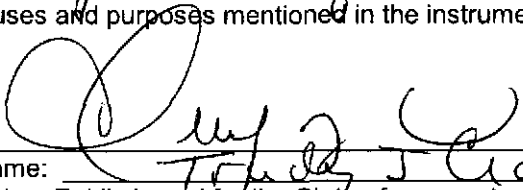
(continued)

State of Wash
county of Skagit

I certify that I know or have satisfactory evidence that Scott A. Heiner

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Rep. of Estate of Harold Heiner to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-5-16


Name: Trudy J. Cain
Notary Public in and for the State of WASH
Residing at: only in
My appointment expires: 1-19-19

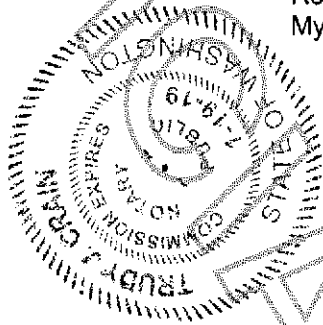


EXHIBIT "A"
Exceptions

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 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 appurtenance
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

EXHIBIT "A"

Exceptions (continued)

In favor of: Public Utility District No. 1
For: Water pipe or pipes and line or lines

10. Easement Agreement between the City of Mount Vernon and Stonebridge Condominium Association, including the terms, covenants and provisions thereof;

Recording Date: November 19, 2013
Recording No.: 201311190076

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: March 3, 2014
Recording No.: 201403030078

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Stonebridge Condominium Homeowner's Association.