



201609020024

When recorded return to:
Melissa E. Keating
504 North LaVenture
Mount Vernon, WA 98273

Skagit County Auditor \$79.00
9/2/2016 Page 1 of 7 11:29AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028256

CHICAGO TITLE

620028256

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Larsen, an unmarried person, 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 Melissa E. Keating, *A MARRIED Woman
as her separate estate*

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

Unit 47, STONEBRIDGE CONDOMINIUM, according to the declaration thereof, recorded under
Auditor's File No. 200104030061, and any amendments thereto, records of Skagit County,
Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P120060 / 4775-000-047-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20160902
SEP 02 2016

Amount Paid \$
Skagit Co. Treasurer

By *MG* Deputy

STATUTORY WARRANTY DEED
(continued)

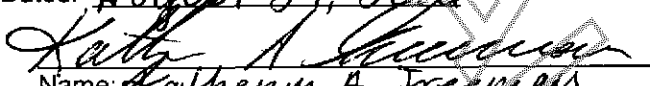
Dated: August 24, 2016



David Larsen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David Larsen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 29, 2016

Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. 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: August 12, 2002
Auditor's No(s): 200208120128, records of Skagit County, Washington

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. 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 AT&T Broadband 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 utilities 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 or to the Association 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 the land shall be included in Stonebridge Condominium, in which the owners of units will all have a

EXHIBIT "A"

Exceptions (continued)

membership interest. This survey map and plans shall be binding upon all now or hereafter having any interest in the land described herein.

5. **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 its 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 District's use of the easement.

6. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

7. Notes on the face of the plat as follows:

A. All units include the existing building, or buildings to be built, as referenced in the Declaration, together with the surroundings land shown hereon.

B. Utility locations are shown on the recorded plan of Stonebridge Condominium. The description for this survey is from a Land Title Company Subdivision Guarantee Order No. P-93225-E, dated November 6, 2000; a First American Title Insurance Company Subdivision Guarantee order No. 65138, dated May 9, 2001 (Third Update); and a First American Title Insurance Company report order no. 00068201, dated February 15, 2002.

C. The property herein dedicated is subject to and together with easements, reservations, restrictions, covenants and other instruments of record including but not limited to those documents recorded under Auditor File Numbers 200011030062, 200108200157, 200108200158, 9103050066, 200108240008, 200109060034, 34055, 200112240134 and 200202280026.

8. Covenants, conditions, easements, assessments, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion,

EXHIBIT "A"

Exceptions (continued)

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

9. 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
10. 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.
11. Notes on the face of the plat:
- A. Each deck is a limited common element allocated to the unit to which it is immediately adjacent.
- B. Each shared private vehicle area is a limited common element shared by the two units to which it is immediately adjacent.
12. 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
13. 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

EXHIBIT "A"

Exceptions
(continued)

14. Easement delineated on the face of said Fourth Amendment to Stonebridge Condominium;
For: Utilities
Affects: Exterior 10 feet of said premises adjacent to street
15. Easement delineated on the face of said Fourth Amendment to Stonebridge Condominium;
For: Storm water and sewer
Affects: Exterior 15 feet of said premises adjacent to street
16. Easement delineated on the face of said Fifth Amendment to Stonebridge Condominium;
For: Utility and access
Affects: Various common areas
17. Easement, including the terms and conditions thereof, disclosed 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: All things necessary and proper in the Construction and maintenance of a water and communication line or lines
Affects: Various portions of said condominium phases
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems for purposes of transmission distribution and sale of gas and electricity
Recording Date: November 14, 2000
Recording No.: 200011140034
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
Purpose: Water lines
Recording Date: April 25, 2001
Recording No.: 200104250051
Affects: Common areas
20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"

Exceptions
(continued)

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems for purposes of transmission distribution and sale of gas
and electricity
Recording Date: June 21, 2001
Recording No.: 200106210108
Affects: Common area

21. 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

22. 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

23. Dues, Charges and Assessments, if any, levied by Stonebridge Condominium Owners Association.
24. Assessments, if any, levied by City of Mount Vernon
25. City, county or local improvement district assessments, if any