

When recorded return to:

Judy Hraby
517 Shady Lane 14045-162nd Ave NE
Mount Vernon, WA 98273 Woodinville, wa 98072



201706010058

Skagit County Auditor

6/1/2017 Page

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6 1:31PM

\$78.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030897

CHICAGO TITLE

620030897

STATUTORY WARRANTY DEED

THE GRANTOR(S) George F. Hafer and Martha M. Hafer, Trustees of the 1987 Hafer Living Trust
u/d/t dated July 21, 1987

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Judy Hraby, an unmarried person

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

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

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

Unit(S): 35 Condo: Stonebridge

Tax Parcel Number(s): P119350/ 4775-000-035-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172423
JUN 01 2017

Amount Paid \$5594.20

Skagit Co. Treasurer

By *ML* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2017

George F. Hafer and Martha M. Hafer, Trustees of the 1987 Hafer Living Trust u/d/t dated July 21, 1987

BY: George F. Hafer - Trustee

George F. Hafer
Trustee

BY: Martha M. Hafer Trustee

Martha M. Hafer
Trustee

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that George F. Hafer and Martha M. Hafer 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 Trustees of The 1987 Hafer Living Trust dated u/d/t dated July 21, 1987 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 31, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

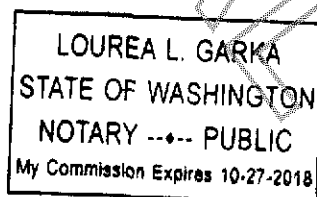


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119350/ 4775-000-035-0000

Unit 35, STONEBRIDGE CONDOMINIUM, according to the SIXTH AMENDED DECLARATION THEREOF recorded August 20, 2003, under Auditor's File Number 200308200025, AND THIRD AMENDED SURVEY MAP AND PLANS THEREOF recorded July 29, 2002 under Auditor's File Number 200207290130, records of Skagit County Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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

EXHIBIT "B"

Exceptions (continued)

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
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. Skagit County Right to Farm Ordinance as disclosed in deed:

Recording Date: May 11, 2004
Recording No.: 200405110070
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Mount Vernon.
15. Assessments, if any, levied by Stonebridge Condominium Homeowner's Association.