

When recorded return to:
Robert Burns and Joan Burns
508 Shady Lane
Mount Vernon, WA 98273



201707100123

Skagit County Auditor
7/10/2017 Page

1 of

\$78.00

6 11:51AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031272

CHICAGO TITLE 620031272

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol J Wilson, an unmarried person; and Carol J Willson, as Trustee of The Carol J Wilson Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert Burns and Joan Burns, husband and wife

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

Unit 33, 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): P118206 / 4775-000-033-0000

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2017 3120

JUL 10 2017

Amount Paid \$ 4900.00

Skagit Co. Treasurer

By: HB

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 6, 2017



Carol J Wilson

The Carol J Wilson Revocable Living Trust

By: 

Carol J Wilson

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

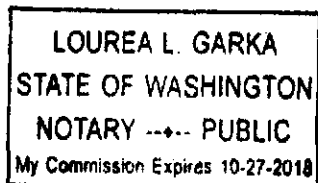
County Whatcom of Whatcom

I certify that I know or have satisfactory evidence that

Carol J Wilson
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: July 8, 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



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of WASHINGTON

County of Whatcom

I certify that I know or have satisfactory evidence that Carol J Wilson

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 Trustee of The Carol J Wilson Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 8, 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

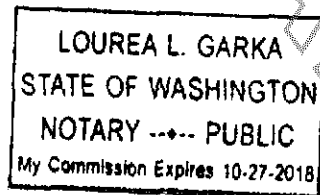


EXHIBIT "A"
Exceptions

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

EXHIBIT "A"

Exceptions (continued)

- 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
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.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.