



201902200089

02/20/2019 01:45 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:

Gale A. Hickok and Marla R. Hickok
2520 Stonebridge Way
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED

19-1462

THE GRANTOR(S) Donna Carlson, Executor of Estate of Peggy N. Rush, deceased,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Gale A. Hickok and Marla R. Hickok, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: :
Unit 25, Stonebridge Condominium

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P119614 & 4775-000-025-0000

Dated:

Donna Carlson 2/15/19

Estate of Peggy N. Rush

By:

Donna Carlson
Donna Carlson, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019560

FEB 20 2019

Amount Paid \$ 6413.00
Skagit Co. Treasurer
By BT Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1462-KS

STATE OF WASHINGTON
COUNTY Skagit

I certify that I know or have satisfactory evidence that Donna Carlson, the Executor of Estate of Peggy N. Rush and is the person who appeared before me, and said person acknowledged that she is authorized to sign this instrument as Personal Representative of the Estate of Peggy N. Rush, deceased and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 15th day of February, 2019


Signature

Escrow Assistant
Title

My appointment expires: June 16, 2021



Statutory Warranty Deed
LPB 10-05

Order No.: 19-1462-KS

EXHIBIT A
LEGAL DESCRIPTION

Property Description:

Unit 25, STONEBRIDGE CONDOMINIUM, according to the SIXTH AMENDED DECLARATION THEREOF recorded August 20, 2003, under Auditor's File Number 200308200025, AND FIFTH AMENDED SURVEY MAP AND PLANS THEREOF recorded February 26, 2003, under Auditor's File Number 200302060084, records of Skagit County Washington

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1462-KS

EXHIBIT B

19-1462-KS

1. Mineral Reservation as set forth in instrument recorded August 17, 1900 in Volume 41 of Deeds, page 194.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named:

Plat/Subdivision Name: Stonebridge Condominium

Recorded: August 20, 2003

Auditor's No.: 200308200026

Said instrument being an Amendment of those instruments recorded under Auditor's File Nos.

200106220058, 200104030060, 200010270081, 200202250201, 200207290130, 200210110206 and 200302060084.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Dated: November 8, 2000

Recorded: November 14, 2000

Auditor's No: 200011140034

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

4. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

5. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration:

Recorded: April 3, 2001

Auditor's File No: 200104030061

Said instrument was modified by those instruments recorded under the following Skagit County, Washington, Auditor's File Nos. 200106220057, 200202250202, 200202260116, 200207290131, 200210110205, 200302060085 and 200308200025.

6. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: January 28, 1991

Recorded: February 4, 1991

Auditor's No: 9102040073

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1462-KS

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: Common areas adjacent to LaVenture Road

7. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: February 7, 1991

Recorded: February 22, 1991

Auditor's No: 9102220051

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: Common areas

8. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1

Dated: April 18, 2001

Recorded: April 25, 2001

Auditor's No: 200104250051

Purpose: Water lines

Area Affected: Common areas

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Dated: June 7, 2001

Recorded: June 21, 2001

Auditor's No: 200106210108

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."

Area Affected: Common areas

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation

Dated: February 13, 2002

Recorded: February 19, 2002

Auditor's No: 200202190146

Purpose: "...water, communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities..."

Area Affected: Common areas

11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: October 18, 2001

Recorded: November 1, 2001

Auditor's No: 200111010109

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1462-KS

Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Those portions of the common areas which are delineated on the face of said Short Plat as utility and access easements

12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.
Dated: June 1, 2002
Recorded: August 12, 2002
Auditor's No: 200208120128
Purpose: Maintenance, service, use, removal and operation of such facilities...with rights of access, ingress and egress
Area Affected: Units 39 - 44 and common areas

13. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a
Municipal Corporation
Dated: October 23, 2002
Recorded: October 25, 2002
Auditor's No: 200210250032
Purpose: Construction and maintenance of a water and communication, lines or other similar public service related facilities.
Area Affected: Common Area, the East 5' of Lot 23 and the West 5' of Lot 24

14. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 2001
Recorded: November 28, 2001
Auditor's No: 200111280111
Executed by: Landed Gentry Development, Inc.
Affects: Lots 39-54

15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: November 19, 2013
Auditor's No. 201311190076
Purpose: Trails and rights of way
Area Affected: Common areas as described

16. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: February 14, 2014
Recorded: March 3, 2014
Auditor's No.: 201403030078
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: Common Areas

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1462-KS