

When recorded return to:  
Herbert Wiseman and Nancy Wiseman  
521 Shady Lane  
Mount Vernon, WA 98273



**201905020070**

05/02/2019 01:47 PM Pages: 1 of 8 Fees: \$106.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE CO.**

620037731

Escrow No.: 620037731

### STATUTORY WARRANTY DEED

THE GRANTOR(S) James D. Roney and Marsha D. Roney Trustees of The James D. Roney and Marsha D. Roney Living Trust, dated January 4, 2006

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Herbert Wiseman and Nancy Wiseman, a married couple

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

Unit 37, 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.

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

Tax Parcel Number(s): P119352 / 4775-000-037-0000

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2019 1644  
**MAY 02 2019**

Amount Paid \$ 6484.20  
By *BT* Skagit Co. Treasurer Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: April 29, 2019

The James D. Roney and Marsha D. Roney Living Trust, dated January 4, 2006

BY: James D. Roney Trustee  
James D. Roney  
TrusteeBY: Marsha D. Roney, trustee  
Marsha D. Roney  
TrusteeState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

James D. Roney and Marsha D. Roney  
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: April 29, 2019Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 12, 2002  
Recording No.: 200208120128

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

Granted to: TCI Cablevision of Washington, Inc.  
Purpose: Non-exclusive easement on, over, under, within and through premises as necessary for routing, installation and maintenance  
Recording Date: August 12, 2002  
Recording No.: 200208120128

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

Granted to: TCI Cablevision of Washington, Inc.  
Purpose: Non-exclusive easement on, over, under, within and through the premises for routing, installation and maintenance  
Recording Date: May 12, 2003  
Recording No.: 200305140132

4. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration  
Recording Date: April 3, 2001  
Recording No.: 200104030061

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200106220057, 200202250202, 200207290131, 200210110205, 200302060085 and 200308200025 .

**EXHIBIT "A"**Exceptions  
(continued)

5. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Stonebridge Condominium Owner's Association.
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey Map and Plans of Stonebridge Condominium:

Recording No: 200104030060

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 First Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200106220058

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Second Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200202250201

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

**EXHIBIT "A"**Exceptions  
(continued)

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 Fourth Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200210110206

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Fifth Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200302060084

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Sixth Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200308200026

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

Granted to: Puget Sound Power & Light Company  
Purpose: Underground electric system, together with necessary appurtenances  
Recording Date: February 22, 1991  
Recording No.: 9102220051

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

Purpose: Utility and access, water pipeline and bicycle trail  
Recording No.: 772439  
Width: 20 ft.

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

**EXHIBIT "A"**Exceptions  
(continued)

- Granted to: Public Utility District No. 1 of Skagit County, Washington  
Purpose: Public Utility District Easement  
Recording Date: February 19, 2002  
Recording No.: 200202190146
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company  
Purpose: Underground electric system, together with necessary appurtenances  
Recording Date: November 10, 2001  
Recording No.: 200111010109
17. 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: Construction and maintenance of a water and communication line or lines  
Recording Date: October 25, 2002  
Recording No.: 200210250032
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: February 4, 1991  
Recording No.: 9102040073
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of gas and electricity  
Recording Date: March 3, 2014  
Recording No.: 201403030078
20. Easement Agreement and the terms and conditions thereof:
- Between: Unit Owners Association of Stonebridge Condominium and City of Mount Vernon  
Recording Date: November 19, 2013  
Recording No.: 201311190076
21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**EXHIBIT "A"**

Exceptions  
(continued)

22. City, county or local improvement district assessments, if any.
23. Assessments, if any, levied by the City of Mount Vernon.
24. Dues, charges and assessments, if any, levied by Stonebridge Condominium Owner's Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 15, 2019

between Herbert Wiseman Nancy Wiseman ("Buyer")  
Buyer Buyer  
and Roney Living Trust and James D Marsha D Roney, Trustee ("Seller")  
Seller Seller  
concerning 521 Shady Lane Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated  
Herbert Wiseman 04/15/2019  
Buyer 1:10:39 PM PDT Date

Authenticated  
Nancy Wiseman 04/15/2019  
Buyer 1:05:49 PM PDT Date

James Roney 4-16-19  
Seller Date

Marsha D. Roney 4-16-19  
Seller Date