

**When recorded return to:**  
Melissa E. Edgett  
504 North LaVenture Road Unit 47  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044689

**CHICAGO TITLE**  
620044689

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Melissa E. Edgett who acquired title as Melissa E. Keating, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Laura K McCully, an unmarried person

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  
Affidavit No. 2020-5103  
Nov 30 2020  
Amount Paid \$4645.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 11, 2020

Melissa E. Edgett  
Melissa E. Edgett

State of Washington  
county of Skagit

I certify that I know or have satisfactory evidence that  
Melissa E. Edgett  
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: 11.23.2020

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03.01.2024

**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  
Recording No.: 200208120128, records of Skagit County, Washington
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 12, 2002  
Recording No.: 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  
Recording No.: 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, 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 Stonebridge Condominium Phase 5:  
  
Recording No: 200104030060  
  
Amended by:  
  
Recording No: 200106220058  
Recording No: 200202250201  
Recording No: 200207290130  
Recording No: 200210110206  
Recording No: 200302060084  
Recording No: 200308200026
  
5. 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

Recording No.: 200104030061, records of Skagit County, Washington

## AMENDED by instrument(s):

Recording No.: 200106220057

Recording No.: 200202250202

Recording No.: 200207290131

Recording No.: 200210110205

Recording No.: 200302060085

Recording No.: 200308200025

6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: February 22, 1991  
Recording No.: 9102220051, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
7. 20-foot easement for utility and access, water pipeline and bicycle trail easement recorded under Recording No. 772439, records of Skagit County, Washington.
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 19, 2002  
Recording No.: 200202190146, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: PUD Utility Easement
9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 10, 2001  
Recording No.: 200111010109, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 25, 2002  
Recording No.: 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

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

water and communication line or lines  
Affects: Various portions of said condominium phases

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: Utility systems for purposes of transmission distribution and sale of gas and electricity  
Recording Date: November 14, 2000  
Recording No.: 200011140034
12. 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
13. 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: June 21, 2001  
Recording No.: 200106210108  
Affects: Common area
14. 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
15. 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

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

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:  
  
Levy Code: 0930  
Estimated amount of tax without exemption, including special taxes and charges: \$2,915.40
18. Dues, Charges and Assessments, if any, levied by Stonebridge Condominium Owners Association.
19. Assessments, if any, levied by City of Mount Vernon.
20. City, county or local improvement district assessments, if any.

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 September 22, 2020  
between Laura K McCully ("Buyer")  
Buyer Buyer  
and Melissa Edgett ("Seller")  
Seller Seller  
concerning 504 North LaVenture Rd 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.

Laura K McCully 9-22-2020 Melissa Edgett 9/22/2020  
Buyer Date Seller Date

\_\_\_\_\_  
Buyer Date Seller Date