

When recorded return to:

W. Thomas Atkinson and Sharon Atkinson  
515 Shady Lane  
Mount Vernon, WA 98273  
GNW 21-12245

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Earl M. Bivins and Mary Lou Ann Bivins, Trustees of the Earl M. Bivins and Mary Lou Ann Bivins Revocable Family Trust, dated October 14, 1999, 400 Gilkey Road, apt 222, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to W. Thomas Atkinson and Sharon Atkinson, a married couple

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: Property 1:  
Unit 34, 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): P119349

Dated: Aug 12, 2021

Revocable Family Trust Agreement of Earl M. and Mary Lou Ann Bivins

By: Earl M. Bivins  
Earl M. Bivins, Co-Trustee

By: Mary Lou Ann Bivins  
Mary Lou Ann Bivins a/k/a Lou Ann Mary Bivins, Co-Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3764

Aug 16 2021

Amount Paid \$7205.00

Skagit County Treasurer

By Heather Beauvais Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

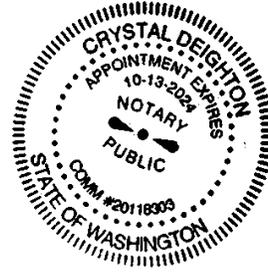
I certify that I know or have satisfactory evidence that Earl M. Bivins and Mary Lou Ann Bivins a/k/a Lou Ann Mary Bivins, Co-Trustees of Revocable Family Trust Agreement of Earl M. and Mary Lou Ann Bivins is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12 day of August, 2021

*Crystal Deighton*  
Signature

Notary Assistant  
Title

My appointment expires: 10-13-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 515 Shady Lane, Mount Vernon, WA 98273  
Tax Parcel Number(s): P119349

**Property Description:**

Unit 34, 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

Statutory Warranty Deed  
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**EXHIBIT B**

21-12245-KH

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

2. 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..."

3. 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.

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. 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.

6. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: January 28, 1991

Recorded: February 4, 1991

Auditor's No: 9102040073

Purpose: Right to enter said premises to operate, maintain and repair  
Statutory Warranty Deed

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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

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Auditor's No: 200111010109

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

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17. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded October 8, 2003 as Auditor's File No. 200310080071 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.