

When recorded return to:
Hal Pullin and Mary Pullin
501 Shady Lane Unit 39
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-158

Jan 14 2022

Amount Paid \$6245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050255

CHICAGO TITLE CO.
620050255

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kay Fairnington, 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 Hal Pullin and Mary Pullin, husband and wife

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

UNIT 39, "THIRD AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE
CONDOMINIUM," AS PER SURVEY MAP AND PLANS RECORDED JULY 29, 2002 UNDER
AUDITOR'S FILE NO. 200207290130, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND
AS ESTABLISHED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED APRIL
3, 2001, UNDER AUDITOR'S FILE NO. 200104030061, AND SUBSEQUENTLY AMENDED BY
INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 200106220057, 200202250202,
200207290131, 200210110205, 200302060085 AND 200308200025, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P119354 / 4775-000-039-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: January ¹¹ 4, 2022Kay Faimington
Kay FaimingtonState of Washington
in State County of King

I certify that I know or have satisfactory evidence that

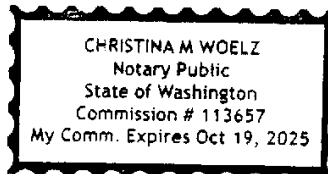
Kay Faimington
(is) are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: January 11, 2022Christina M. Woelz
Name: Christina M. Woelz
Notary Public in and for the State of WA
Residing at: Seattle
My appointment expires: 10/19/25

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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
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. 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.

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. Lien of assessments levied pursuant to the Declaration for Stonebridge Condominium to the extent provided for by Washington law.

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

6. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: February 22, 1991
 Auditor's No.: 9102220051, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenance
7. 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.
8. 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
9. 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
10. 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
11. 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
12. 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
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Mt Vernon.

EXHIBIT "A"

**Exceptions
(continued)**

15. City, county or local improvement district assessments, if any.
16. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2022.