

**When recorded return to:**  
Pamela J. Bartram and Barry S. Bartram  
PO BOX 961  
Conway, WA 98238

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title Company  
620051086

Escrow No.: 245449858

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia C. Schuppenhauer, as her separate estate and as surviving spouse of Harry J. Schuppenhauer, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys, and warrants to Pamela J. Bartram and Barry S. Bartram, a married couple

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

UNIT 27, "FOURTH AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM," AS PER PLAT RECORDED ON OCTOBER 11, 2002, UNDER AUDITOR'S FILE NO. 200210110206, AND ANY AMENDMENTS THERETO; 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 ANY AMENDMENTS THERETO; 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): P119616/4775-000-027-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221537

Apr 14 2022

Amount Paid \$9340.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

**SUBJECT TO: SPECIAL EXCEPTIONS:**

1. 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.

2. 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

3. 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

4. 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, as set forth in the document

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

5. 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

6. 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,

**STATUTORY WARRANTY DEED**  
(continued)

installation and maintenance  
Recording Date: May 12, 2003  
Recording No.: 200305140132

7. 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 Date: June 22, 2001  
Recording No.: 200106220057

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 25, 2002  
Recording No.: 200202250202

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 29, 2002  
Recording No.: 200207290131

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 11, 2002  
Recording No.: 200210110205

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 6, 2003  
Recording No.: 200302060085

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 20, 2003  
Recording No.: 200308200025

8. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any

**STATUTORY WARRANTY DEED**  
(continued)

applicable statutes for Stonebridge Condominium Owner's Association.

9. 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 Survey Map and Plans of Stonebridge Condominium:

Recording No: 200104030060

10. 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 First Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200106220058

11. 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 Second Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200202250201

12. 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

13. 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 Fourth Amendment to Survey Map and Plans for Stonebridge Condominium:

**STATUTORY WARRANTY DEED**  
(continued)

Recording No: 200210110206

14. 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 Fifth Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200302060084

15. 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 Sixth Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200308200026

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

Granted to: Public Utility District No. 1 of Skagit County, Washington  
Purpose: Public Utility District Easement  
Recording Date: February 19, 2002  
Recording No.: 200202190146

17. 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

18. 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

19. Easement Agreement and the terms and conditions thereof:

**STATUTORY WARRANTY DEED**  
(continued)

Between: Unit Owners Association of Stonebridge Condominium and City of Mount Vernon  
Recording Date: November 19, 2013  
Recording No.: 201311190076

20. 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

21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

22. City, county or local improvement district assessments, if any.

23. Assessments, if any, levied by City of Mount Vernon.

24. Dues, Charges and/or Assessments, if any, levied by Stonebridge Condominium Owner's Association.

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 11, 2022

Patricia C. Schuppenhauer  
Patricia C. Schuppenhauer

State of WASHINGTON  
County of King

I certify that I know or have satisfactory evidence that Patricia C. Schuppenhauer is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 12, 2022

C  
Name: Carey Lindesperger  
Notary Public in and for the State of Washington  
Residing at: Kent  
My appointment expires: 10-29-25



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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 28, 2022  
between Pamela J Bartram Barry S Bartram ("Buyer")  
Buyer Buyer  
and Patricia C Schuppenhauer ("Seller")  
Seller Seller  
concerning 2516 Stonebridge Way 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.

Authentication  
Pamela J Bartram 03/28/2022  
Buyer Date

Authentication  
Barry S. Bartram 03/28/2022  
Buyer Date

Authentication  
Patricia C Schuppenhauer 03/29/22  
Seller Date

Authentication  
Patricia C. Schuppenhauer 4/12/22  
Seller Date