

When recorded return to:

Patricia Anne Henry
2508 Stonebridge Way
Mount Vernon, WA 98273

GNW 22-15726

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Lue Sjostrom, as her separate estate, 3140 Sweetwater Drive, 105, Billings, MT 59102,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Patricia Anne Henry, a single woman

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

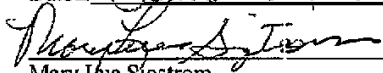
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
UNIT 31, 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): P119620

Dated: June 10, 2022


Mary Lue Sjostrom

STATE OF WASHINGTON
COUNTY OF SKAGIT

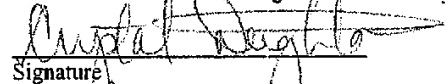
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

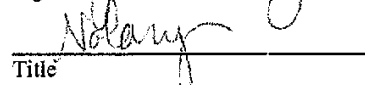
Affidavit No. 20222473

Jun 15 2022

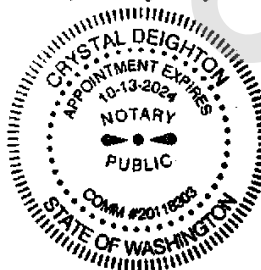
Amount Paid \$9429.00
Skagit County Treasurer
By Lena Thompson Deputy

This record was acknowledged before me on 10 day of June, 2022 by Mary Lue Sjostrom.


Signature


Title

My appointment expires: 10-13-2024



Statutory Warranty Deed
LPB 10-05

Order No.: 22-15726-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2508 Stonebridge Way, Mount Vernon, WA 98273
Tax Parcel Number(s): P119620

Property Description:

Unit 31, Stonebridge Condominium, according to the Declaration thereof recorded April 3, 2001, under Auditor's File No. 200104030061 and any amendments thereto, and Fourth Amended Survey Map and Plats thereto, recorded October 11, 2022, under Auditor's File No. 200210110206, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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EXHIBIT B

22-15726-KH

10. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."

11. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and the Horizontal Property Regimes Act, Chapter 156, Laws of 1963 (R.C.W. 64.32), each as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64), the Horizontal Property Regimes Act (R.C.W. 64.32) 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".

12. 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 Stonebridge P.U.D. recorded October 27, 2000 as Auditor's File No. 200010270081.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. 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 Stonebridge Condominium recorded April 3, 2001 as Auditor's File No. 200104030060.

The above stated instrument has been modified and/or amended by subsequent Condominium Map and Plan Amendments recorded June 22, 2001, February 25, 2002, July 29, 2002, October 11, 2022, February 6, 2003 and August 20, 2003 under Auditor's File No.'s 200106220058, 200202250201, 200207290130, 200210110206, 200302060084 and 200308200026, respectively.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

14. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Landed Gentry Development, Inc., recorded April 3, 2001 as Auditor's File No. 200104030061.

The above stated instrument has been modified and/or amended by instruments recorded June 22, 2001, February 25, 2002, July 29, 2002, October 11, 2022, February 6, 2003 and August 20, 2003 under Auditor's File No's. 200106220057, 200202250202, 200207290131, 200210110205, 200302060085 and 200308200025, respectively.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

15. Mineral reservation as set forth in instrument recorded August 17, 1900 in Volume 41 of Deeds, page 194
Statutory Warranty Deed

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16. Easement and provisions contained therein for the purpose of ingress and egress, in favor of Thomas Boyce and Barbara Arvetta Boyce, husband and wife, as created or disclosed by instrument recorded August 11, 1972 as Auditor's File No. 772439.
17. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing, improving, removing, enlarging and using one or more electric transmission and/or distribution systems including terms and provisions thereof granted to Puget Sound Power & Light Company recorded February 22, 1991 as Auditor's File No. 9102220051
18. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing, improving, removing, enlarging and using the easement area for one or more utility systems for transmission, distribution and sale of gas and electricity including terms and provisions thereof granted to Puget Sound Energy, Inc., a Washington corporation recorded November 14, 2000 as Auditor's File No. 200011140034
19. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing, improving, removing, enlarging and using the easement are for transmission, distribution and sale of electricity including terms and provisions thereof granted to Puget Sound Power & Light Company recorded November 10, 2001 as Auditor's File No. 200111010109
20. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, inspecting, improving, removing, restoring, altering, replacing, relocating, connecting to and locating at any time a pipe or pipes, line or lines, for the transportation and control of water and electronic information including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County, Washington recorded February 19, 2002 as Auditor's File No. 200202190146
21. Easement, affecting a portion of subject property for the purpose of broadband service facilities including terms and provisions thereof granted to TCI Cablevision of Washington, Inc recorded August 12, 2002 as Auditor's File No. 200208120128
22. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, inspecting, improving, removing, restoring, altering, replacing, relocating, connecting to and locating, at any time a pipe or pipes, line or lines, for the transportation of water and electronic information including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County, Washington recorded October 25, 2002 as Auditor's File No. 200210250032
23. Easement, affecting a portion of subject property for the purpose of broadband service facilities including terms and provisions thereof granted to TCI Cablevision of Washington, Inc recorded May 14, 2003 as Auditor's File No. 200305140132
24. Easement, affecting a portion of subject property for the purpose of trails and rights of way including terms and provisions thereof granted to City of Mount Vernon recorded November 19, 2013 as Auditor's File No. 201311190076
25. Easement Agreement and the terms and provisions thereof between Unit Owner's Association of Stonebridge Condominium and City of Mount Vernon, recorded November 19, 2013 as Auditor's File No. 201311190076.
26. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing, improving, removing, upgrading and extending one or more utility systems for transmission, distribution and sale of gas and electricity including terms and provisions thereof granted to Puget Sound Energy, Inc. recorded March 3, 2014 as Auditor's File No. 201403030078

27. Any tax, fee, assessments or charges as may be levied by Stonebridge Condominium Homeowner's Association and/or Unit Owner's Association of Stonebridge Conodminiums.