

When recorded return to:
Rebecca O'Donnell and William O'Donnell
500 Shady Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250461

Feb 20 2025

Amount Paid \$9455.20
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057832

Escrow No.: 620057832

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joyce Hamilton, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Rebecca O'Donnell and William O'Donnell, a married couple

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

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

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

UNIT 14, STONEBRIDGE CONDO

Tax Parcel Number(s): P117997 / 4775-000-014-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 1-29-2025

Joyce Hamilton by

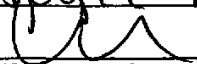
Thomas Hamilton as attorney in fact
Joyce Hamilton by Thomas Hamilton as attorney in factState of AZ
County of PinalThis record was acknowledged before me on: 1-29-2025 by
Thomas Hamiltonas Attorney in fact of
Joyce Hamilton
(Signature of notary public) Carolyn Stoebe
Notary Public in and for the State of AZ
My commission expires: 10-4-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117997 / 4775-000-014-0000

UNIT 14, STONEBRIDGE CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF
RECORDED APRIL 3, 2001, UNDER AUDITOR'S FILE NUMBER 200104030061 AND ANY
AMENDMENTS THERETO, AND THIRD AMENDED SURVEY MAP AND PLANS THEREOF
RECORDED JULY 29, 2002, UNDER AUDITOR'S FILE NO. 200207290130, RECORDS OF SKAGIT
COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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, a Washington corporation
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: February 22, 1991
Recording No.: 9102220051
3. 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

Modification(s) of said Condo Map:

Recording Date: June 22, 2001, February 25, 2002, July 29, 2002, October 11, 2002, February 6 2003 and August 20, 2003
Recording No.: 200106220058
Recording No.: 200202250201
Recording No.: 200207290130
Recording No.: 200210110206
Recording No.: 200302060084
Recording No.: 200308200026
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.

EXHIBIT "B"

**Exceptions
(continued)**

Entitled: Condominium 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

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

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

Granted to: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: November 10, 2001
Recording No.: 200111010109

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

EXHIBIT "B"

**Exceptions
(continued)**

document:

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

8. 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

9. 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

10. 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, a Municipal Corporation
Purpose: Construction and maintenance of a water and communication line or lines
Recording Date: October 25, 2002
Recording No.: 200210250032

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

12. Easement Agreement and the terms and conditions thereof:

EXHIBIT "B"**Exceptions
(continued)**

Between: Unit Owners Association of Stonebridge Condominium and City of Mount Vernon

Recording Date: November 19, 2013

Recording No.: 201311190076

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Transmission, distribution and sale of gas and electricity

Recording Date: March 3, 2014

Recording No.: 201403030078

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Mt Vernon.