

When recorded return to:

Ronald S Olsen and Kathleen J Olsen
2515 Stonebridge Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251152

Apr 18 2025

Amount Paid \$9384.00
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

CHICAGO TITLE CO.

1020058281

Escrow No.: 620058281

STATUTORY WARRANTY DEED

THE GRANTOR(S) Betty J Elwell, 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 Ronald S Olsen and Kathleen J Olsen, a married couple and
Kristine L Olsen, an unmarried person

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

UNIT 19, STONEBRIDGE CONDOMINIUM, AS RECORDED AUGUST 20, 2003, UNDER
AUDITOR'S FILE NO. 200308200025, AND THE 4TH AMENDED SURVEY MAP AND PLANS
THEREOF AS RECORDED OCTOBER 11, 2002, UNDER AUDITOR'S FILE NO. 200210110206,
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): P119608 / 4775-000-019-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

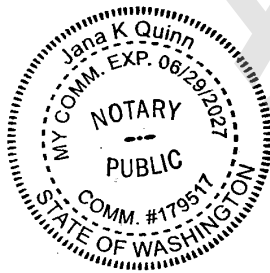
Dated: April 16 2025Betty J. Elwell
Betty J ElwellState of WashingtonCounty of SkaagitThis record was acknowledged before me on 04/16/2025 by Betty J Elwell.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

EXHIBIT "A"

Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
 Recording No.: 34055
 NOTE: This exception does not include present ownership of the above mineral rights.
2. 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.
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, a Washington corporation
 Purpose: Underground electric system, together with necessary appurtenances
 Recording Date: February 22, 1991
 Recording No.: 9102220051
 Affects: Said premises
4. 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: Electric transmission and/or distribution line
 Recording Date: March 5, 1991
 Recording No.: 9103050066
 Affects: Portion of said premises
5. 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: December 24, 2001
 Recording No.: 200112240134
6. 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,

EXHIBIT "A"Exceptions
(continued)

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

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: 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

EXHIBIT "A"

Exceptions
(continued)

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 for Stonebridge Condominium to the extent provided for by Washington law.
9. 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
Affects: Said premises
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: Public Utility District Easement
Recording Date: February 19, 2002
Recording No.: 200202190146
Affects: Said premises
11. 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
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "A"Exceptions
(continued)

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
Affects: Said premises

13. 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
Affects: Said premises

14. 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: Electric transmission and/or distribution line
Recording Date: September 6, 2001
Recording No.: 200109060034
Affects: Portion of said premises

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

Granted to: City of Mount Vernon
Purpose: A Public sidewalk, together with the right to construct, maintain and replace saidwalk
Recording Date: August 24, 2001
Recording No.: 200108240008
Affects: Said Premises

16. 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
Affects: Said premises

EXHIBIT "A"

Exceptions
(continued)

17. Easement Agreement and the terms and conditions thereof:
- Between: Unit Owners Association of Stonebridge Condominium and City of Mount Vernon
Recording Date: November 19, 2013
Recording No.: 201311190076
18. 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
Affects: Said premises
19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
20. Assessments, if any, levied by Mt Vernon.
21. City, county or local improvement district assessments, if any.

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 03/15/25
between Ronald S Olsen Kathleen J Olsen Et. al ("Buyer")
Buyer Buyer
and Elizabeth J Elwell ("Seller")
Seller Seller
concerning 2515 Stonebridge Way 2515 Stone 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
Ronald S Olsen 03/15/25
Buyer Date
Authentication
Kathleen J Olsen 03/15/25
Buyer Date

Betty J. Elwell 2-18-25
Seller Date