

When recorded return to:

Randall S Morgan and Constance M Morgan
9030 56th Ave NE
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251184

Apr 21 2025

Amount Paid \$9295.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
500158293

Escrow No.: 500158293

STATUTORY WARRANTY DEED

THE GRANTOR(S) David A. Wynter, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Randall S Morgan and Constance M Morgan, a married couple

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

LOT 28, STONEBRIDGE CONDOMINIUM - SIXTH AMENDED DECLARATION THEREOF, 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): P119617/4775-000-028-00

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

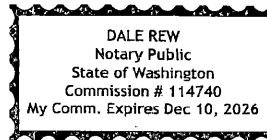
Dated: April 18, 2025David A. Wynter By Brad Perrigo His attorney in Fact.
David A. Wynter By Brad Perrigo His Attorney in FactState of WA
County of SpokaneThis record was acknowledged before me on April 18, 2025 by Brad Perrigo as Attorney In Fact of David A. Wynter.(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 12-10-26

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. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by Mt Vernon.