

202508070040

08/07/2025 09:27 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Kerri Scott
504 Shady Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252528
Aug 07 2025
Amount Paid \$9019.10
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059454

CHICAGO TITLE
620059454

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark L. Tallmadge and Lori L. Tallmadge, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kerri Scott, an unmarried person

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

UNIT 12, "THIRD AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE
CONDOMINIUM, " AS PER SURVEY MAP AND PLANS RECORDED JULY 29, 2002 UNDER
RECORDING NO. 200207290130, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(SAID CONDOMINIUM BEING AN AMENDMENT OF THOSE INSTRUMENTS RECORDED
UNDER SKAGIT COUNTY RECORDING NO. 200106220058, 200104030060, 200010270081
AND 200202250201).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P117995 / 4775-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 8/5/2025Mark L. Tallmadge

Mark L. Tallmadge

Lori L. Tallmadge

Lori L. Tallmadge

State of WashingtonCounty of SKagitThis record was acknowledged before me on August 5, 2025 by Mark L. Tallmadge and Lori L. Tallmadge.Lorrie J Thompson

(Signature of notary public)

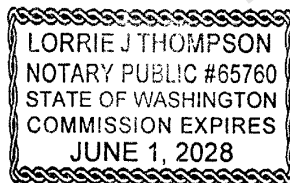
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes and statements, 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

2. 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:

Recording No: 200308200026

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 12, 2002
Recording No.: 200208120128, records of Skagit County, Washington
In favor of: TCI Cablevision of Washington, Inc.
For: Non-exclusive easement on, over, under, within and through premises as
necessary for routing, installation and maintenance

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 14, 2003
Recording No.: 200305140132, records of Skagit County, Washington
In favor of: TCI Cablevision of Washington, Inc.
For: Non-exclusive easement on, over, under, within and through the premises
for routing, installation and maintenance

5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: April 3, 2001
Recording No.: 200104030061, records of Skagit County, Washington

Amended by instrument(s):

EXHIBIT "A"Exceptions
(continued)

- Recording No.: 200106220057
Recording No.: 200202250202
Recording No.: 200207290131
Recording No.: 200210110205
Recording No.: 200302060085
Recording No.: 200308200025
6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 22, 1991
Recording No.: 9102220051, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenance
7. 20-foot easement for utility and access, water pipeline and bicycle trail easement recorded under Recording No. 772439, records of Skagit County, Washington.
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 19, 2002
Recording No.: 200202190146, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: PUD Utility Easement
9. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 10, 2001
Recording No.: 200111010109, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 25, 2002
Recording No.: 200210250032, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipe or pipes and line or lines
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Stonebridge Condominium Homeowners Association.
13. Assessments, if any, levied by City of Mount Vernon.
14. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
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**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 June 27, 2025

between **Kerri Scott** ("Buyer")
Buyer Buyer
and **Mark L Tallmadge** **Lori L Tallmadge** ("Seller")
Seller Seller
concerning **504 Shady Lane** **12** **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.

Buyer K. Han Date 6-27-25

Buyer
Date

Authenticity
Mark L Tallmadge 06/28/25

Seller Date

Authenticity: Lori L Tallmadge 06/28/25

Seller **Date**