

When recorded return to:

Ursula M Bassolino
P.O. Box 2723
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20254040
Dec 17 2025
Amount Paid \$8583.00
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
Escrow No.: 620060702

CHICAGO TITLE
620060702

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eula M Olsen, a married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys and warrants to Ursula M Bassolino, an unmarried person

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 18, STONEBRIDGE CONDO, REC NO. 200302060084

Tax Parcel Number(s): P119607 / 4775-000-018-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/17/2025

Eula M Olsen

Eula M. Olsen

by: Robin M. Elder

Eula M Olsen, by Robin M Elder, as attorney in fact

State of Washington
County of Skagit

This record was acknowledged before me on 12-17-2025 by Robin M Elder as attorney in fact for Eula M Olsen.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

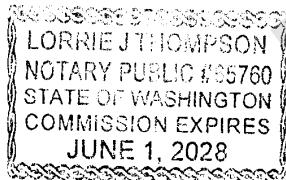


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119607 / 4775-000-018-0000

UNIT 18, STONEBRIDGE CONDOMINIUM, ACCORDING TO THE SIXTH AMENDED DECLARATION THEREOF RECORDED AUGUST 20, 2003, UNDER AUDITOR'S FILE NUMBER 200308200025, AND FIFTH AMENDED SURVEY MAP AND PLANS THEREOF RECORDED FEBRUARY 6, 2003 UNDER AUDITOR'S FILE NUMBER 200302060084, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 easement
Recording No.: 772439
Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: February 22, 1991
Recording No.: 9102220051
Affects: Portion of 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. 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

EXHIBIT "B"

Exceptions
(continued)

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

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

7. 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:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 200104030060

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 22, 2001
Recording No.: 200106220058

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 25, 2002
Recording No.: 200202250201

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 29, 2002
Recording No.: 200207290130

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 6, 2003
Recording No.: 200302060084

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 20, 2003
Recording No.: 200308200026

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 set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: November 10, 2001
Recording No.: 200111010109
Affects: Portion of said premises

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County, Washington
Purpose: PUD Utility Easement
Recording Date: February 19, 2002

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200202190146
Affects: Portion of said premises

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: 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: Portion of said premises

12. 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: water and communication lines
Recording Date: October 25, 2002
Recording No.: 200210250032
Affects: said premises

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

14. 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

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

In favor of: TCI Cablevision of Washington, Inc.
Purpose: Non-exclusive easement on, over, under, within and through the premises

EXHIBIT "B"

Exceptions
(continued)

for routing, installation and maintenance

Recording Date: May 14, 2003

Recording No.: 200305140132

Affects: Portion of said premises

16. Easement Agreement and the terms and conditions thereof:

Executed by: unit owners association of Stonebridge Condominium and City of Mount Vernon

Recording Date: November 19, 2013

Recording No.: 201311190076

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

Granted to: Puget Sound Energy, Inc.

Purpose: sale of gas and electricity

Recording Date: March 3, 2014

Recording No.: 201403030078

Affects: said premises and other property

18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

19. Assessments, if any, levied by Mt Vernon.

20. 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

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 11, 2025

between Ursula M Bassolino ("Buyer")
Buyer
and Eula M Olsen ("Seller")
Seller
concerning 2511 Stonebridge Way 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.

 Ursula M Bassolino
Buyer 11/11/2025 Date

 Robin M. Elder POA for Eula Olsen
Seller 11/11/2025 Date

Buyer Date

Seller Date