

When recorded return to:
Brian Phillippe Coley
1211 N 8th Street Unit 2
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261044

Apr 10 2026

Amount Paid \$6069.00

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

620061746

Escrow No.: 620061746

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jordan Walter Stopinski, a single man and Jaime E. Stopinski and Susan Stopinski, 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 Brian Phillippe Coley, 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 2, FELLMAN CONDOMINIUM, A CONDO

Tax Parcel Number(s): P81425 / 4398-000-002-0000

Subject to:

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

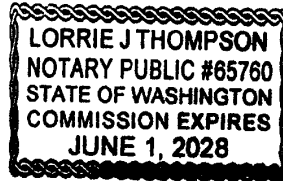
STATUTORY WARRANTY DEED
(continued)

Dated: 4-6-26

Jordan Walter Stopinski
Jordan Walter Stopinski

Jaime E. Stopinski
Jaime E. Stopinski

Susan A. Stopinski
Susan Stopinski



State of Washington

County of SKagit

This record was acknowledged before me on April 7, 2026 by Jordan Walter Stopinski.

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

State of Tennessee
County of Rutherford

This record was acknowledged before me on April 6, 2026 by Jaime E. Stopinski and Susan Stopinski.

Regina L Walker
(Signature of notary public)
Notary Public in and for the State of Tennessee
My appointment expires: 8-21-27

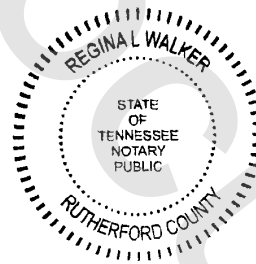


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81425 / 4398-000-002-0000

UNIT 2, FELLMAN CONDOMINIUM, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 7905090046 AND ANY AMENDMENTS THERETO AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 58 THROUGH 63, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 1 AND 2, MOUNT VERNON SHORT PLAT NO. 13-77, RECORDED JULY 29, 1977, IN VOLUME 2 OF SHORT PLATS, PAGE 93, 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:
 - Granted to: Cascade Natural Gas Corporation
 - Purpose: Pipeline or pipelines for the transportation of oil, gas, and the products thereof
 - Recording Date: September 12, 1962
 - Recording No.: 626159
 - Affects: Three (3) feet West of the North and South centerline of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, and upon a portion of the right-of-way of the Public Utility District No. 1

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Present and future owners of Lots 1 to 4, Mount Vernon Short Plat No. 13-77, and to Puget Sound Power and Light Company, Nationwide Cablevision; Continental Telephone Company of the Northwest, etc.
 - Purpose: Electric, telephone, television service, sewer, and cable
 - Recording Date: November 22, 1978
 - Recording No.: 891759
 - Affects: Common areas

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Present and future owners of Lots 3 and 4 of Short Plat No. 13-77
 - Purpose: Ingress, egress, sewer line and water line
 - Recording Date: November 22, 1978
 - Recording No.: 891760
 - Affects: Common area

4. 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 Short Plat No. MV-13-77:
 - Recording No: 13-77

5. 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 "B"**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:

Recording No: 7905090047

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 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: Declaration of Condominium
Recording Date: May 9, 1979
Recording No.: 7905090046

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 9, 2009
Recording No.: 200901090062

7. Lien of assessments levied pursuant to the Declaration for Fellman Condominium to the extent provided for by Washington law.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Present and future owners of Lots 2 and 4 of Mount Vernon Short Plat No. 13-77
Purpose: Sewer and water lines together with right of ingress and egress to same
Recording Date: November 22, 1978
Recording No.: 891761
Affects: Common areas

9. 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

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

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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Mt Vernon.
12. City, county or local improvement district assessments, if any.
13. Title is to vest in Brian Phillippe Coley and will be subject to:
 - a. A state tax lien for the amount shown and any other amounts due,

Filed by:	Washington Department of Social and Health Services (DSHS)
Taxpayer:	Brian Phillippe Coley
Amount:	\$3,776.69
Recording Date:	December 30, 2022
Recording No.:	202212300024