

AFTER RECORDING RETURN TO:
HUGH LEWIS, ATTORNEY AT LAW, P.C.
114 W. MAGNOLIA ST., SUITE 414
BELLINGHAM, WA 98225



200106220057
, Skagit County Auditor

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TITLE OF DOCUMENT:	FIRST AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM
AF# OF AFFECTED DOCUMENT:	AF # 200104030061
GRANTOR:	LANDED GENTRY DEVELOPMENT, INC.
GRANTEE:	THE GENERAL PUBLIC
ABBREV. LEGAL DESCRIPTION:	STONEBRIDGE CONDOMINIUM, AF # 200104030061

**FIRST AMENDMENT TO DECLARATION
FOR STONEBRIDGE CONDOMINIUM**

PURPOSE: TO CHANGE CONDOMINIUM ATTRIBUTES PRIOR TO SALE OF UNITS

THIS AMENDMENT is made this 13TH day of June, 2001 by LANDED GENTRY DEVELOPMENT, INC., ("Declarant").

WITNESSETH THAT:

WHEREAS, the Declarant caused a certain Condominium Declaration (the "Declaration") establishing Stonebridge Condominium ("the Condominium") to be recorded at Auditor's File No. 200104030061 among the land records of Skagit County, Washington, along with a Survey Map and Plans, which were contemporaneously recorded at Auditor's File No. 200104030060;

WHEREAS, the Declarant may unilaterally amend the Condominium Instruments from time to time prior to the sale of any Units in the project to third parties; and

WHEREAS, the Declarant has been able to acquire some additional land adjacent to the Condominium which is suitable for use as an additional Unit in the Condominium.

NOW, THEREFORE, pursuant to and in compliance with Section 17.6 of the Declaration, the Declarant hereby amends the Declaration as follows:

1.2.1 Reference to First Amendment to Survey Map.

Contemporaneously with the recordation of this Amendment, the Declarant has recorded with the Auditor of Skagit County, Washington a First Amendment to the Survey Map and Condominium plans, showing the location and dimensions of all the Units and other improvements constructed or contemplated to be constructed in Phase 1 of this Condominium, together with other information required by the Condominium Act; this First Amendment to the Survey Map and Plans is recorded at Auditor's File No 20010622058 among the land records of Skagit County, Washington.

* * * * *

3.1 Land and Street Address.

The land on which the buildings and improvements of this Condominium are located is situated in Mount Vernon, Skagit County, Washington, and is more particularly described in the First Amendment to Exhibit "A" which is attached hereto and incorporated herein. The street addresses of the Units appear on the First Amendment to Exhibit "B" to document. All those Units are depicted on the First Amendment to Survey Map for the Condominium. Currently those addresses include 2400 - 2419 Stonebridge Way, and 500 - 508 Shady Lane, Mount Vernon.

3.2 Buildings.

The first phase of the Condominium is designed to contain fifteen (15) buildings, each comprising a one-level dwelling to be constructed within a Unit.

3.3 Development Rights.

3.3.1 Description.

Pursuant to RCW 64.34.216(1)(j), the Declarant has reserved one or more Development rights which are personal to the Declarant and may be exercised, or not exercised, at the sole discretion of the Declarant. These include the rights to: construct dwellings within the Units, to add a building containing a Community Center to the Condominium and to create additional Units, Common Elements, or Limited Common Elements within the real property included in the Condominium, as described more particularly in Sections 4.1, 5.1, and/or 6.1 of this Declaration. Declarant further reserves the right to withdraw portions of the Property which contain the roadway known as Stonebridge Way, or the retention ponds and other drainage features, by conveying such areas to the City of Mount Vernon or subjecting them to easements in favor of the City of Mount Vernon and/or third parties. See also Section 16.6 hereof, which provides the possibility of a further expansion of the Condominium project through a merger process. Without limiting the foregoing, the Declarant reserves the right to expand the scope of development within the Condominium through phased development, as described below. Both Phases are required to be completed.

(a) Phase 1, in general, shall consist of the fifteen (15) Units described in Exhibit B to this Declaration, along with creek side improvements, stormwater detention facilities, and fencing structures.



(b) Phase 2, in general, would consist of an additional eighteen (18) Units, along with a Community Center, RV parking areas, and any final improvements which are required under the City of Mount Vernon's Final Planned Unit Development approval, or which may be desired by the Declarant.

* * * * *

4.1 Number and Location.

4.1.1 Initial Units.

The Condominium contains fifteen (15) Units which are depicted on the Survey Map and Plans. The locations and the dimensions of those Units are shown on the Survey Map and Plans. The First Amendment to Exhibit B attached hereto contains a list of all Units, their identifying numbers, size, the Allocated Interests appurtenant to each Unit, and other information required by the Condominium Act.

4.1.2 Units Created by Phased Development.

The Declarant reserves the right to create a total of thirty-three (33) Units pursuant to Development Rights reserved in Section 3.3.1 of this Declaration. Reference should be made to that Section for additional information.

* * * * *

Exhibits.

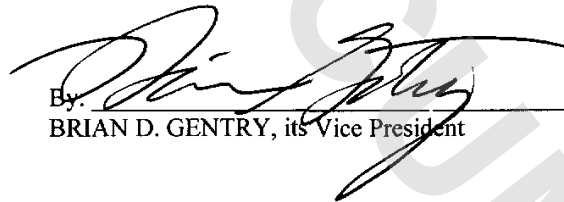
Attached hereto are the First Amendments to Exhibits A and B to the Declaration.

* * * * *

EXCEPT as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed and shall remain in full force and effect and shall apply to the Condominium as expanded hereby.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the date first written above.

LANDED GENTRY DEVELOPMENT, INC.
a Washington Corporation

By: 
BRIAN D. GENTRY, its Vice President



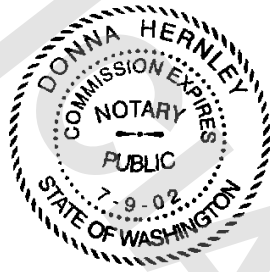
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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Brian Gentry** signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Vice President** of the Declarant, LANDED GENTRY DEVELOPMENT, INC., to be free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: June 13, 2001.



Donna Hernley
NOTARY PUBLIC in and for the State of
Washington. My commission expires:
7-9-02



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**FIRST AMENDMENT TO EXHIBIT "A"
TO DECLARATION FOR
STONEBRIDGE CONDOMINIUM**

LEGAL DESCRIPTION OF LAND WITHIN THE CONDOMINIUM

The legal description of the land on which the buildings and improvements of the Condominium are located is as follows:

PARCEL A-

The Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 34 North, Range 4 East, W.M., EXCEPT that portion conveyed to the City of Mount Vernon for street purposes by deed recorded August 7, 1968, under Auditors File No. 716720 and also except the following described tract:

That part of the South 2 of the Northwest 1/4 of Section 21, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 21; thence West along the South line of the Northwest 1/4 of the Northwest 1/4 of Section 21, a distance of 20 feet; thence North parallel to the West line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 a distance of 200 feet; thence East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 of Section 21, a distance of 140 feet; thence South parallel to the West line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 21, a distance of 200 feet to the South line of said subdivision; thence West along said South line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL B-

That part of the South 2 of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Northwest 1/4 of the Northwest 1/4 of Section 21; thence North 88E 30' 28" West along the South line of said Northwest 1/4 of the Northwest 1/4 of Section 21, a distance of 20 feet; thence North 0E 37' 10" East parallel with the West line of said Southeast 1/4 of the Northwest 1/4, a distance of 200.00 feet; thence South 88E 30' 28" East parallel with said South Line a distance of 50.00 feet to the centerline of Shady Lane and the TRUE POINT OF BEGINNING; thence continue South 88E 30' 28" East parallel with said South Line a distance of 90.00 feet; thence South 0E 37' 10" West parallel with said West line a distance of 74 feet; thence North 88E 30' 28" West parallel with said South Line a distance of 90.00 feet to a point that is South 0E 37' 10" West from the TRUE POINT OF BEGINNING; thence North 0E 37' 10" East parallel with said West Line a distance of 74.00 feet to the TRUE POINT OF BEGINNING.

Subject to covenants, conditions, restrictions, reservations, agreements, encumbrances and other matters of record, including matters depicted on the Survey Map and Plans.

DESCRIPTION OF LAND SUBJECT TO RIGHT OF WITHDRAWAL

Those portions of the above-described property which contain stormwater retention ponds and/or drainage-ways, which may be conveyed to the City of Mount Vernon, at the option of the City of Mount Vernon, and the roadway described as Stonebridge Way, which shall be conveyed to the City of Mount Vernon.



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**FIRST AMENDMENT TO EXHIBIT "B"
TO DECLARATION FOR STONEBRIDGE CONDOMINIUM**

Unit No.	Street Address	Square Footage	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Type of Heat	Allocated Interest*
1	2400 Stonebridge Way	5140	TBD	TBD	TBD	TBD	.066667
2	2406 Stonebridge Way	5150	TBD	TBD	TBD	TBD	.066667
3	2412 Stonebridge Way	5150	TBD	TBD	TBD	TBD	.066667
4	2416 Stonebridge Way	5150	TBD	TBD	TBD	TBD	.066667
5	2420 Stonebridge Way	5290	TBD	TBD	TBD	TBD	.066667
6	2401 Stonebridge Way	5271	TBD	TBD	TBD	TBD	.066667
7	2405 Stonebridge Way	5300	TBD	TBD	TBD	TBD	.066667
8	2411 Stonebridge Way	5300	TBD	TBD	TBD	TBD	.066667
9	2415 Stonebridge Way	5300	TBD	TBD	TBD	TBD	.066667
10	2419 Stonebridge Way	5609	TBD	TBD	TBD	TBD	.066667
11	506 Shady Lane	5772	TBD	TBD	TBD	TBD	.066667
12	504 Shady Lane	5148	TBD	TBD	TBD	TBD	.066667
13	502 Shady Lane	5054	TBD	TBD	TBD	TBD	.066667
14	500 Shady Lane	5646	TBD	TBD	TBD	TBD	.066667
33	508 Shady Lane	6660	TBD	TBD	TBD	TBD	.066667
Total							100.00%



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