

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



200202250202
Skagit County Auditor

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TITLE OF DOCUMENT: SECOND 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

**SECOND AMENDMENT TO DECLARATION
FOR STONEBRIDGE CONDOMINIUM**

PURPOSE: TO WITHDRAW REAL PROPERTY FROM CONDOMINIUM

THIS AMENDMENT is made this 8th day of February, 2002, by LANDED
GENTRY DEVELOPMENT, INC., a Washington corporation ("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; the Declaration was amended by a First Amendment to Declaration recorded at Auditor's File No. 200106220057.

WHEREAS, pursuant to RCW 64.34.236 and Sections 3.3.2 and 17.6 of the Declaration, the Declarant may unilaterally amend the Condominium Instruments from time to time to exercise Development Rights.

WHEREAS, in Section 3.3.1 of the Declaration for the Condominium, the Declarant reserved a Development Right to withdraw certain real property described in Exhibit A to the Declaration and shown on the Survey Map as "Land Subject to Development Rights", constituting real property which may be withdrawn from the Condominium; and

WHEREAS, the Declarant wishes to amend the Declaration to contract the Condominium by withdrawing from it the real property described below.

NOW, THEREFORE, pursuant to and in compliance with Section 3.3.2 of the Declaration and RCW 64.34.236, the Declarant hereby amends the following numbered Sections of the Declaration as follows:

1.2.1 Reference to Second Amendment to Survey Map.

Contemporaneously with the recordation of this Amendment, the Declarant has recorded with the Auditor of Skagit County, Washington a Second Amendment to the Survey Map and Condominium plans, showing the land remaining in the Condominium following the withdrawal of real property accomplished through this Amendment, together with other information required by the Condominium Act; this Second Amendment to the Survey Map and Plans is recorded at Auditor's File No. 200202250201 among the land records of Skagit County, Washington.

3.1.1 Land and Street Address.

The following described real property, being a portion of the real property described as "land which may be withdrawn from the Condominium" described in Exhibit A to the Declaration, is hereby withdrawn from this Condominium, subject to and together with all easements, rights and appurtenances thereunto belonging described in Section 16.3 of the Declaration:

See attached "Exhibit 1"

* * * * *

Exhibits.

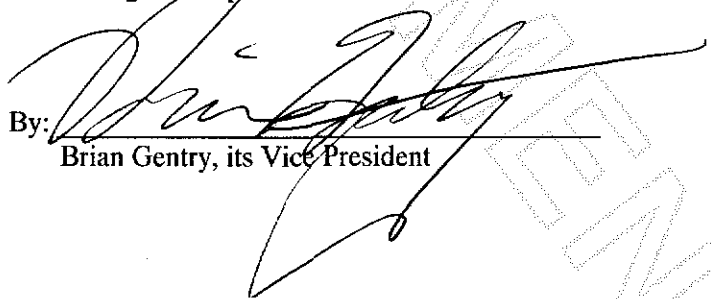
Attached hereto are "Exhibit 1", along with the Second Amendment to Exhibit A to the Declaration.

* * * * *


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. Declarant expressly reserves the right to withdraw other land from the Condominium.

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 Gentry, its Vice President

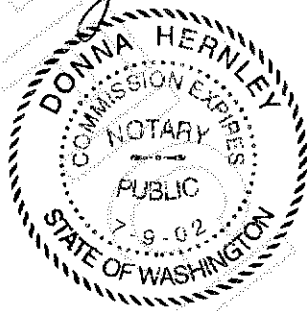
STATE OF WASHINGTON)


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COUNTY OF SKAGIT) ss.
)

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: February 8th, 2002



Donna Hernley
NOTARY PUBLIC in and for the State of
Washington



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Exhibit 1

Land Being Withdrawn From Condominium

UNOFFICIAL DOCUMENT

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION AS SHOWN ON THE PLAT OF "JOHNSON'S SECOND ADDITION", AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 88°25'39" WEST 220.00 FEET ALONG THE SOUTH LINE OF SAID "JOHNSON'S SECOND ADDITION" TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°25'39" WEST 376.55 FEET TO THE EASTERLY MARGIN OF SHADY LANE AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED AUGUST 7, 1968, UNDER AUDITOR'S FILE NO. 716720; THENCE SOUTH 0°37'10" WEST 55.00 FEET ALONG SAID EASTERLY MARGIN; THENCE SOUTH 89°22'50" EAST 32.00 FEET; THENCE SOUTH 0°37'10" WEST 47.82 FEET; THENCE SOUTH 89°22'50" EAST 287.00 FEET TO A POINT THAT IS SOUTH 31°23'39" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 31°23'39" EAST 112.39 FEET TO THE TRUE POINT OF BEGINNING.



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

Legal Description of Land Remaining in the Condominium, subject to all Development Rights reserved in the Declaration:

PARCEL "A"

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER 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 AUDITOR'S FILE NO. 716720 AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 20 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 200 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 140 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER 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.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION AS SHOWN ON THE PLAT OF "JOHNSON'S SECOND ADDITION", AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 88°25'39" WEST 220.00 FEET ALONG THE SOUTH LINE OF SAID "JOHNSON'S SECOND ADDITION" TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°25'39" WEST 376.55 FEET TO THE EASTERLY MARGIN OF SHADY LANE AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED AUGUST 7, 1968, UNDER AUDITOR'S FILE NO. 716720; THENCE SOUTH 0°37'10" WEST 55.00 FEET ALONG SAID EASTERLY MARGIN; THENCE SOUTH 89°22'50" EAST 32.00 FEET; THENCE SOUTH 0°37'10" WEST 47.82 FEET; THENCE SOUTH 89°22'50" EAST 287.00 FEET TO A POINT THAT IS SOUTH 31°23'39" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 31°23'39" EAST 112.39 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

THAT PART OF THE SOUTH 1/2 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 88°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 0°37'10" EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 200.00 FEET; THENCE SOUTH 88°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 88°30'28" EAST PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 90.00 FEET; THENCE SOUTH 0°37'10" WEST PARALLEL WITH SAID WEST LINE A DISTANCE OF 74.00 FEET; THENCE NORTH 88°30'28" WEST PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 90.00 FEET TO A POINT THAT IS SOUTH 0°37'10" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 0°37'10" EAST PARALLEL WITH SAID WEST LINE A DISTANCE OF 74.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES MINERAL RESERVATIONS AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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