

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



200308200025  
Skagit County Auditor

8/20/2003 Page 1 of 4 9:30AM

TITLE OF DOCUMENT: SIXTH 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

**SIXTH AMENDMENT TO DECLARATION  
FOR STONEBRIDGE CONDOMINIUM**

PURPOSE: TO RELOCATE UNIT BOUNDARIES, WITHDRAW REAL PROPERTY AND  
TERMINATE CERTAIN DEVELOPMENT RIGHTS

THIS AMENDMENT is made this 13<sup>TH</sup> day of August, 2003, 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 has been amended previously by Amendments to Declaration recorded at Auditor's File Nos. 200106220057, 200202250202, 200207290131, 200210110205 and 200302060085, records of Skagit County, Washington; the Survey Map has been amended previously by Amendments recorded at Auditor's File Nos. 200106220058, 200202250201, 200207290130, 200210110206 and 200302060084, records of Skagit County, Washington;

WHEREAS, pursuant to RCW 64.34.244, the Unit Owners may amend the Condominium Instruments from time to time, with the consent of the Board of Directors, to relocate the boundaries of their Units; and

WHEREAS, the Declarant, being the owner of Units 15, 16 and 32, has desired to alter the boundaries of said Units, and the Board of Directors having not objected to such relocation; and

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and shown on the Survey Map as "Land Subject to Development Rights", constituting real property which may be withdrawn from the Condominium; and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, the Declarant hereby amends the following Sections of the Declaration, as follows:

1.2.1 Reference to Sixth Amendment to Survey Map.

Contemporaneously with the recordation of this Amendment, the Declarant has recorded with the Auditor of Skagit County, Washington a Sixth Amendment to the Survey Map and Condominium plans, showing the new boundaries of portions of the Condominium Property, along with new locations and dimensions of Units 15, 16 and 32, together with other information required by the Condominium Act; this Sixth Amendment to the Survey Map and Plans is recorded at Auditor's File No. 200308200025 among the land records of Skagit County, Washington.

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3.1.1 Land and Street Address.

The remaining drainage retention area, described as Tract "P" on the Survey Map and Plans for the Condominium, along with the land supporting Stonebridge Way depicted on said Survey Map, 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, said withdrawn real property being described more fully in that deed to the City of Mount Vernon recorded at AF# 20021015008.

\* \* \* \* \*

3.3.1. Description of Development Rights - Some Completed, Others Abandoned

Pursuant to RCW 64.34.216(1)(j), the Declarant has reserved 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 and/or construct additional improvements within the 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 the Declaration. Declarant has exercised rights to withdraw portions of the Property, and now abandons any further right to withdraw real property. Declarant further confirms that its right to expand the scope of development within the Condominium through phased



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development has been completed, other than for construction related to improvements within the Condominium Property.

\* \* \* \* \*

Exhibits

Attached hereto is the Third 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. The adjustments to Unit boundaries accomplished hereby are so insubstantial that no re-allocation of any of the Units' Allocated Interests is required.

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

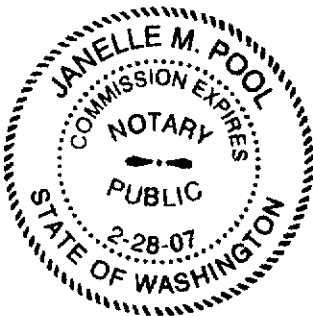
DECLARANT:  
LANDED GENTRY DEVELOPMENT, INC.

BY: *Brian Gentry*  
BRIAN GENTRY, Its Vice President

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

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

DATED: 08/13/03, 2003.



*Janelle M. Pool*  
NOTARY PUBLIC in and for the State of  
Washington. My commission expires:  
February 28, 2007



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

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

1. **Stonebridge Condominium** first amended declaration thereof recorded June 22, 2001, under auditor's file no. 200106220057, records of Skagit County, Washington, and the first amended survey map and plans thereof recorded June 22, 2001 under auditor's file no. 200106220058, records of Skagit County, Washington.
2. **Stonebridge Condominium** according to the second amended declaration thereof recorded February 25, 2002, under auditor's file no. 200202250202, records of Skagit County, Washington, and the second amended survey map and plans thereof recorded February 25, 2002 under auditor's file no. 200202250201, records of Skagit County, Washington.
3. **Stonebridge Condominium** according to the third amended declaration thereof recorded July 29, 2002, under auditor's file no. 200207290131, records of Skagit County, Washington, and the third amended survey map and plans thereof recorded July 29, 2002, under auditor's file no. 200207290130, records of Skagit County, Washington,
4. **Stonebridge Condominium** according to the fourth amended declaration thereof recorded October 11, 2002, under auditor's file no. 200210110205, records of Skagit County, Washington, and the fourth amended survey map and plans thereof recorded October 11, 2002, under auditor's file no. 200210110206, records of Skagit County, Washington.
5. **Stonebridge Condominium** according to the fifth amended declaration thereof recorded February 6, 2003, under auditor's file no. 200302060085, records of Skagit County, Washington, and the amended survey map and plans thereof recorded February 6, 2003 under auditor's file no. 200302060084, records of Skagit County, Washington.

**Except** that portion of the above **Stonebridge Condominiums**, first, second and third amendments, that is described in exhibit "A" of the statutory warranty deed to the city of Mount Vernon from Landed Gentry Development, INC. and recorded October 15, 2002, under auditor's file no. 200210150008 records of Skagit County, Washington.

**And also except** 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, W.M., described in exhibit "A" of the Statutory Warranty Deed to the City of Mount Vernon from Landed Gentry Development, INC., and recorded February 28, 2002, under auditor's file no. 200202280027, records of Skagit County, State of Washington.

**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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