

When recorded return to:

Joyce Hamilton
P.O. Box 63
Hamilton WA 98255



201105250055
Skagit County Auditor

5/25/2011 Page 1 of 3 10:47AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620012665

CHICAGO TITLE
620012665

STATUTORY WARRANTY DEED

Allan

THE GRANTOR(S) ~~Allan~~ R. Baerg, Successor Trustee of the DAVID BAERG and DORIS C. BAERG FAMILY REVOCABLE LIVING TRUST, dated May 4, 1983

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to JOYCE HAMILTON, a married woman as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 14, STONEBRIDGE CONDOMINIUM, according to the Declaration thereof recorded April 3, 2001, under Auditor's File Number 200104030061 and any amendments thereto, AND THIRD AMENDED SURVEY MAP AND PLANS THEREOF recorded July 29, 2002, under Auditor's File No. 200207290130, records of Skagit County Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P117997, 4775-000-014-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620012665; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 23, 2011

DAVID BAERG and DORIS C. BAERG FAMILY REVOCABLE LIVING TRUST, dated May 4, 1983

Allan R Baerg, Successor Trustee
By ~~Allan~~ R. Baerg, Successor Trustee
Allan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1562
MAY 25 2011

State of Washington
County of Skagit

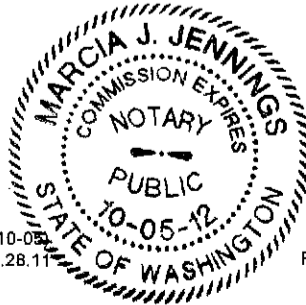
Allan

Amount Paid \$ 4066.96
By *Mam* Deputy
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that ~~Allan~~ R. Baerg is the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Successor Trustee of the David Baerg and Doris C. Baerg Family Revocable Living Trust, dated May 4, 1983 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: *May 24, 2011*

Marcia J Jennings



Name: *Marcia J. Jennings*
Notary Public in and for the State of *WA*
Residing at: *Sedro-Woolley, WA*
My appointment expires: *10/5/2012*

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 THIRD AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM:

Recording No: 200207290130

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 12, 2002
Auditor's No(s): 200208120128, records of Skagit County, Washington
In favor of: TCI Cablevision of Washington, Inc.
For: Non-exclusive easement on, over, under, within and through premises as necessary for routing, installation and maintenance
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 14, 2003
Auditor's No(s): 200305140132, records of Skagit County, Washington
In favor of: TCI Cablevision of Washington, Inc.
For: Non-exclusive easement on, over, under, within and through the premises for routing, installation and maintenance
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: April 3, 2001
Auditor's No(s): 200104030061, records of Skagit County, Washington

Amended by instrument(s):
Recorded: June 22, 2001, February 25, 2002, July 29, 2002, October 11, 2002, February 6, 2003 and August 20, 2003
Auditor's No(s): 200106220057; 200202250202; 200207290131; 200210110205; 200302060085 and 200308200025, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 22, 1991
Auditor's No.: 9102220051, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
6. 20-foot easement for utility and access, water pipeline and bicycle trail easement recorded under Auditor's File No. 772439, records of Skagit County, Washington.
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 19, 2002
Auditor's No(s): 200202190146, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: PUD Utility Easement
8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 10, 2001
Auditor's No.: 200111010109, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances



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SCHEDULE "B"

9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 25, 2002
Auditor's No(s): 200210250032, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipe or pipes and line or lines
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, if any, levied by Stonebridge Condominium Homeowner's Association.
13. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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