

When recorded return to:
Ms. Denise M. Yakayama
208 Opihikao Way
Honolulu, HI 96825



201107220037
Skagit County Auditor

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139730-0

SPECIAL WARRANTY DEED
(Not Statutory)

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR(S) COLLEEN A. VANLEEUWEN, personal representative of the Estate of Barbara E. Oreskovich, deceased

for and in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration

in hand paid, bargains, sells, and conveys to DENISE M. NAKAYAMA, Trustee of the Denise M. Nakayama Revocable Trust dated June 23, 1994

the following described estate, situated in the County of Skagit, State of Washington:
~~Lot 20, Stonebridge Condominium, Sixth Amendment to survey map and plans, as recorded August 20, 2003, under Auditor's file no. 200308200026, records of Skagit County, Washington.
(said condominium being an amendment of those instruments recorded under auditor's file nos. 200106220053, 200104030060, 200010270081, 200202250201, 200207290130, 200210110206 and 200302060084).~~
~~Situate in the County of Skagit, State of Washington.~~

see below

See attached for Special Exceptions.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s):

4775-000-020-0000

APR 11 9 609
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 22 2011

Amount Paid \$ 4259.20
By CM Skagit Co. Treasurer Deputy

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Unit 20 "FOURTH AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM," as per plat recorded on October 11, 2002, under Auditor's File No. 200210110206, records of Skagit County, Washington, and as established in that certain Declaration of Condominium recorded April 3, 2001, under Auditor's File No. 200104030061, and as subsequently amended by instruments recorded under Auditor's File Nos. 200106220057, 200202250202, 200207290131, 200210110205, 200302060085 and 200308200025, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Dated: July 12, 2011

Colleen A. VanLeeuwen

Colleen A. VanLeeuwen,
Personal Representative

STATE OF Washington

ss.

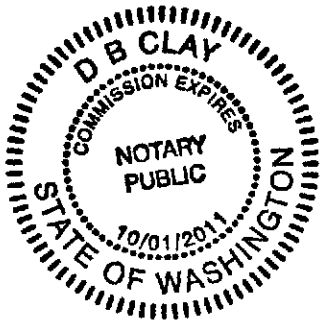
COUNTY OF King

I certify that I know or have satisfactory evidence that Colleen A. VanLeeuwen

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as the Personal Representative of the Estate of Barbara E. Oreskovich, deceased to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7/21/11

Notary name printed or typed: _____
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 7/31/11



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SPECIAL EXCEPTIONS

- A. Reservation of minerals contained in Warranty Deed dated August 16, 1900, by W.M. Lindsey and Emma S. Lindsey, husband and wife, to Samuel Hensley, recorded August 17, 1900 in Volume 41 of Deeds, page 194, records of Skagit County, Washington, which reservations are substantially as follows:

"All coal and other minerals are reserved and excepted from this conveyance."

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholes.

Dated: November 8, 2000
Recorded: November 14, 2000
Auditor's No.: 200011140034

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT:

Executed By: Landed Gentry Development, Inc.
Recorded: March 7, 2001
Auditor's No.: 200103070089

D. MATTERS DISCLOSED BY RECORD OF SURVEY:

FILED: October 27, 2000
VOL./PG.: N/A
AUDITOR'S NO.: 200010270081



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EXCEPTIONS CONTINUED:

E. DECLARATION OF CONDOMINIUM SUBDIVISION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR STONEBRIDGE CONDOMINIUM, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Landed Gentry Development, Inc.
Recorded: April 3, 2001
Auditor's No.: 200104030061

FIRST AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: June 13, 2001
Recorded: June 22, 2001
Auditor's No.: 200106220057

SECOND AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: February 8, 2002
Recorded: February 25, 2002
Auditor's No.: 200202250202

THIRD AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: July 26, 2002
Recorded: July 29, 2002
Auditor's No.: 200207290131

FOURTH AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: October 11, 2002
Recorded: October 11, 2002
Auditor's No.: 200210110205

FIFTH AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: February 5, 2003
Recorded: February 6, 2003
Auditor's No.: 200302060085

SIXTH AMENDMENT TO DECLARATION FOR STONEBRIDGE CONDOMINIUM:

Dated: August 13, 2003
Recorded: August 20, 2003
Auditor's No.: 200308200025



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EXCEPTIONS CONTINUED:

F. DEDICATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

"...Declarant, hereby declares this survey map and dedicate the same for condominium purposes and dedicate to the use of public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes. Together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Said owners, contract purchasers and mortgage holders or lien holders further waive all claims for damages which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said streets and avenues. This survey map and plans and any portion thereof shall be restricted by the terms of the condominium declaration filed contemporaneously herewith."

G. Easements provisions contained on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the private roadways and utilities easements shown hereon, and along the routes of the as built or yet to be built utility alignments, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the condominium and other property as may be developed in association with expansions to this condominium. Together with the right to enter upon the units (lots) at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the condominium by the exercise of rights and privileges herein granted.

All common element areas are subject to development rights set forth in the declaration.

All development and use of the land described herein shall be in accordance with this survey map and plans, as it may be amended by the declarant with the approval of the City of Mount Vernon, in accordance with the Stonebridge Final Planned Unit Development approved August 9, 2000 by the City Council (PUD - Misc. 00-03). Upon completion, the improvements on the land shall be included in Stonebridge Condominium, in which the owners of Units will all have a membership interest. This survey map and plans shall be binding upon all now or hereafter having any interest in the land described herein."

H. Utility easement as shown on the face of the Plat.

I. WATER PIPELINE EASEMENT -

"Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate with necessary appurtenances for transportation of water over, across, along, in and under the lands as shown on this plat. Together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct is activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the districts use of the easement."

J. EASEMENT SHOWN ON MAP:

For:
Affects:

Storm water and sewer
West 15 feet



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