



201205290265
Skagit County Auditor

5/29/2012 Page 1 of 3 3:52PM

AFTER RECORDING RETURN TO
Paul S. McConnell
1636 3rd St.
Marysville, WA 98270

STATUTORY WARRANTY DEED

The Grantor, GLADYS V. FERRARA, for and in consideration of love and affection conveys and warrants to each of the following who survive her, namely: DENNIS L. OLSEN as his separate estate, ROBERT M. OLSEN as his separate estate, and PATTY L. BABCOCK as her separate estate, as joint tenants with right of survivorship, reserving to herself a life estate therein, the following described real estate, situated in the County of Skagit, State of Washington:

Unit 4, 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.

Subject to: Exceptions set forth on attached Exhibit "A" and by this reference made a part hereof as if fully incorporated herein.

Assessor's Property Tax Parcel Account Number: 4775-000-004-0000

The Grantor for herself and for Grantor's successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121502

MAY 29 2012

Amount Paid \$6
Skagit Co. Treasurer
By *MM* Deputy

arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

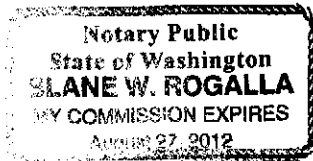
DATED: 4-30-12, 2012.

Gladys V. Ferrara
Gladys V. Ferrara

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that GLADYS V. FERRARA, signed this instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me on April 30, 2012.



[Signature]
Printed Name: Slane Rogalla
Notary Public in and for the State of Washington,
Residing in Marble Valley
My appointment expires: AUG. 27, 2012

Exhibit A

Covenants, 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

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

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

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

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

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.

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

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

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

Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

City, county or local improvement district assessments, if any.

Assessments, if any, levied by City of Mount Vernon.

Assessments, if any, levied by Stonebridge Condominium Homeowner's Association.



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