



When recorded return to:  
Martin Hokanson and Cindy Hokanson

2615 Cedar Ave S  
Renton WA 98055

Skagit County Auditor \$77.00  
5/15/2013 Page 1 of 6 3:46PM

Recorded at the request of:

File Number: 105259

**Statutory Warranty Deed**

105259  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sandra LaRae Skjei Successor Trustee of the Jerome C. Skjei Trust dated November 28, 2005 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Martin Hokanson and Cindy Hokanson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 54, Sixth Amendment to Stonebridge Condominium

Tax Parcel Number(s): P120067, 4775-000-054-0000

Unit 54, "SIXTH AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM", as recorded August 20, 2003, under Auditor's File No. 200308200025, and "THIRD AMENDED TO SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM", as recorded July 29, 2002 under Auditor's File No. 200207290130, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 5-10-13

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20131792  
MAY 15 2013

Sandra LaRae Skjei Successor Trustee of the Jerome C. Skjei Trust dated November 28, 2005

*Sandra LaRae Skjei, Trustee*  
By: Sandra LaRae Skjei, Trustee

Amount Paid \$ 2,853.00  
By Skagit Co. Treasurer  
mam Deputy

*Linda Pierce*  
Linda Pierce, Heir

*Michael A. Skjei*  
Michael Skjei, Heir

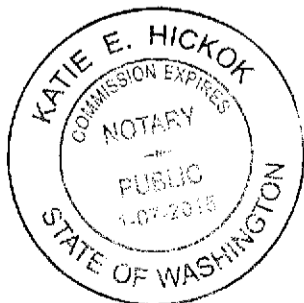
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sanra LaRae Skjei is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Successor Trustee of The Jerome C. Skjei Trust Date November 28, 2005, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-10-13

*Katie Hickok*

Katie Hickok  
Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1/07/2015



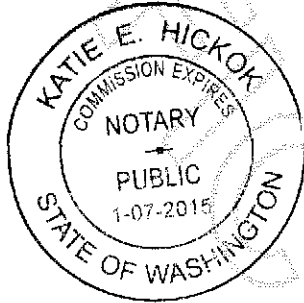
STATE OF WA }  
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Michael Skejei

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he  
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8<sup>th</sup> day of May 2013



Katie E. Hickok

Notary Public in and for the State of  
residing at Mt Vernon

My appointment expires 1-7-15

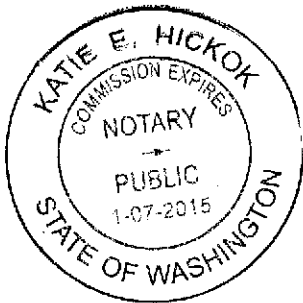
STATE OF WA }  
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Linda Pierce

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that She  
signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10<sup>th</sup> day of May 2013



Katie E. Hickok

Notary Public in and for the State of  
residing at Mt Vernon

My appointment expires 1-7-15



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Exhibit A

**EXCEPTIONS:**

A. Mineral reservation as set forth in instrument recorded August 17, 1900 in Volume 41 of Deeds, page 194.

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Stonebridge Condominium  
Recorded: August 20, 2003  
Auditor's No.: 200308200026

Said instrument being an Amendment of those instruments recorded under Auditor's File Nos. 200106220058, 200104030060, 200010270081, 200202250201, 200207290130, 200210110206 and 200302060084.

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.  
Dated: November 8, 2000  
Recorded: November 14, 2000  
Auditor's No: 200011140034  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

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 roads 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) foot 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.

D. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34) and as may be hereafter amended.

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First American Title Insurance Company



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E. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration:

Recorded: April 3, 2001  
Auditor's File No: 200104030061

Said instrument was modified by those instruments recorded under the following Skagit County, Washington, Auditor's File Nos. 200106220057, 200202250202, 200202260116, 200207290131, 200210110205, 200302060085 and 200308200025.

F. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.

G. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Stonebridge Condominium, or any amendment thereto or under the bylaws adopted pursuant to said Declaration.

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Thomas Boyce and Barbara Arvetta Boyce, husband and wife  
Recorded: August 11, 1972  
Auditor's No: 772439  
Purpose: Ingress and egress  
Area Affected: Common areas

I. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: January 28, 1991  
Recorded: February 4, 1991  
Auditor's No: 9102040073  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: Common areas adjacent to LaVenture Road

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J. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: February 7, 1991  
Recorded: February 22, 1991  
Auditor's No: 9102220051  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: Common areas

K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1  
Dated: April 18, 2001  
Recorded: April 25, 2001  
Auditor's No: 200104250051  
Purpose: Water lines  
Area Affected: Common areas

L. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: June 7, 2001  
Recorded: June 21, 2001  
Auditor's No: 200106210108  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."  
Area Affected: Common areas

M. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation  
Dated: February 13, 2002  
Recorded: February 19, 2002  
Auditor's No: 200202190146  
Purpose: "...water, communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities..."  
Area Affected: Common areas

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N. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: October 18, 2001  
Recorded: November 1, 2001  
Auditor's No: 200111010109  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."  
Area Affected: Those portions of the common areas which are delineated on the face of said Short Plat as utility and access easements

O. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.  
Dated: June 1, 2002  
Recorded: August 12, 2002  
Auditor's No: 200208120128  
Purpose: Maintenance, service, use, removal and operation of such facilities...with rights of access, ingress and egress  
Area Affected: Units 39 - 44 and common areas

P. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation  
Dated: October 23, 2002  
Recorded: October 25, 2002  
Auditor's No: 200210250032  
Purpose: Construction and maintenance of a water and communication, lines or other similar public service related facilities.  
Area Affected: Common Area, the East 5' of Lot 23 and the West 5' of Lot 24

Q. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 2001  
Recorded: November 28, 2001  
Auditor's No: 200111280111  
Executed by: Landed Gentry Development, Inc.  
Affects: Lots 39-54

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First American Title Insurance Company



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