

When recorded return to:
Judith Turgeon
2502 Stonebridge Way
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043196

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2935

Aug 04 2020

Amount Paid \$5573.00

Skagit County Treasurer

By Marissa Guerrero Deputy

10 TITLE
43196

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diana L. Dunning, who acquired title as Diana L. Feller, a married person and Sharon Feller and Timothy E. Cooley, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Judith Turgeon, an unmarried person

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

UNIT 16, STONEBRIDGE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED APRIL 3, 2001, UNDER AUDITOR'S FILE NO. 200104030061, AND SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 200104030060, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P119605 / 4775-000-016-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: July 7, 2020

Diana L. Dunning
Diana L. Dunning

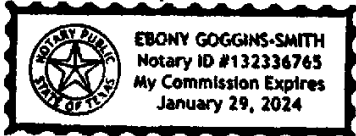
Sharon Feller

Timothy E. Cooley

State of TEXAS
County of DALLAS

I certify that I know or have satisfactory evidence that Diana L. Dunning is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 15, 2020



Ebony Goggins-Smith
Name: Ebony Goggins-Smith
Notary Public in and for the State of TEXAS
Residing at: DALLAS
My appointment expires: 1/29/2024

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Sharon P. Feller and Timothy E Cooley are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: ~~July 7, 2020~~ Jul 16, 2020

Diana L. Dunning
Sharon P. Feller
Timothy E. Cooley

State of WITH THE US ARMED FORCES IN ITALY
of _____

I certify that I know or have satisfactory evidence that Diana L. Dunning is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 16 JUL 2020

Daniela Fioco Caropreso Catone
Legal Assistant, RLSO EURAFSWA
Notary Public
Under the Authority of 10 U.S.C. § 1044a
Commission Expires: Indefinite

Name: DANIELA FIOCO CAROPRESO CATONE
Notary Public in and for the State of 10 USC 1044(a)
Residing at: NAPLES, ITALY
My appointment expires: INDEFINITE

State of WITH THE US ARMED FORCES IN ITALY
of _____

I certify that I know or have satisfactory evidence that Sharon P. Feller and Timothy E Cooley are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 16 JUL 2020

Daniela Fioco Caropreso Catone
Legal Assistant, RLSO EURAFSWA
Notary Public
Under the Authority of 10 U.S.C. § 1044a
Commission Expires: Indefinite

Name: DANIELA FIOCO CAROPRESO CATONE
Notary Public in and for the State of 10 USC 1044(a)
Residing at: NAPLES, ITALY
My appointment expires: INDEFINITE

Daniela Fioco Caropreso Catone
Legal Assistant, RLSO EURAFSWA
Notary Public
Under the Authority of 10 U.S.C. § 1044a
Commission Expires: Indefinite

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Utility and access, water pipeline and bicycle trail
Recording No.: 772439
Width: 20 ft.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: February 4, 1991
Recording No.: 9102040073
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: February 22, 1991
Recording No.: 9102220051
4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: August 12, 2002
Recording No.: 200208120128
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: TCI Cablevision of Washington, Inc.
Purpose: Non-exclusive easement on, over, under, within and through premises as necessary for routing, installation and maintenance
Recording Date: August 12, 2002
Recording No.: 200208120128
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"Exceptions
(continued)

Granted to: TCI Cablevision of Washington, Inc.
 Purpose: Non-exclusive easement on, over, under, within and through the premises
 for routing, installation and maintenance
 Recording Date: May 12, 2003
 Recording No.: 200305140132

7. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration
 Recording Date: April 3, 2001
 Recording No.: 200104030061

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 22, 2001
 Recording No.: 200106220057

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 25, 2002
 Recording No.: 200202250202

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 29, 2002
 Recording No.: 200207290131

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 11, 2002
 Recording No.: 200210110205

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 6, 2003
 Recording No.: 200302060085

8. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any

EXHIBIT "A"

**Exceptions
(continued)**

applicable statutes for Unit Owners Association of Stonebridge Condominium.

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey Map and Plans of Stonebridge Condominium:

Recording No: 200104030060

First Amendment to Survey Map and Plans of Stonebridge Condominium recorded in Recording No. 200106220058.

Second Amendment to Survey Map and Plans of Stonebridge Condominium recorded in Recording No. 200202250201.

Third Amendment to Survey Map and Plans of Stonebridge Condominium recorded in Recording No. 200207290130.

Fourth Amendment to Survey Map and Plans of Stonebridge Condominium recorded in Recording No. 200210110206.

Fifth Amendment to Survey Map and Plans of Stonebridge Condominium recorded in Recording No. 200302060084.

Sixth Amendment to Survey Map and Plans of Stonebridge Condominium recorded in Recording No. 200308200026.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: November 10, 2001
Recording No.: 200111010109

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington
Purpose: Public Utility District Easement
Recording Date: February 19, 2002
Recording No.: 200202190146

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "A"

Exceptions
(continued)

document:

Granted to: Public Utility District No. 1
Purpose: Construction and maintenance of a water and communication line or lines
Recording Date: October 25, 2002
Recording No.: 200210250032

13. Easement Agreement and the terms and conditions thereof:

Between: Unit Owners Association of Stonebridge Condominium and City of Mount Vernon
Recording Date: November 19, 2013
Recording No.: 201311190076

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of gas and electricity
Recording Date: March 3, 2014
Recording No.: 201403030078

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by City of Mount Vernon.
17. City, county or local improvement district assessments, if any.