

When recorded return to:
Emily Watson
The Edmund T. Watson and Emily K. Watson
Family Trust, UTD 4/30/91
23765 Nookachamp Hills Dr
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3199
Aug 19 2020
Amount Paid \$5765.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
W20043730

Escrow No.: 620043730

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale H. ^{Christensen}~~Christensen~~, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Edmund T. Watson and Emily K Watson, Trustees of The Edmund T. Watson and Emily K. Watson Family Trust, UTD 4/30/91

the following described real estate, situated in the County of Skagit, State of Washington:
Unit 15, STONEBRIDGE CONDOMINIUM, according to the SIXTH AMENDED DECLARATION THEREOF recorded August 20, 2003, under Auditor's File Number 200308200025, AND FOURTH AMENDED SURVEY MAP AND PLANS THEREOF recorded AUGUST 20, 2003 under Auditor's File Number 200308200026, records of Skagit County Washington.

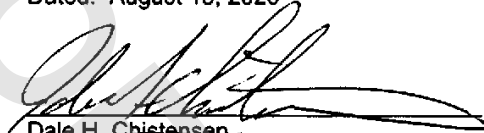
Situated in Skagit County, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P119604 / 4775-000-015-0000

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

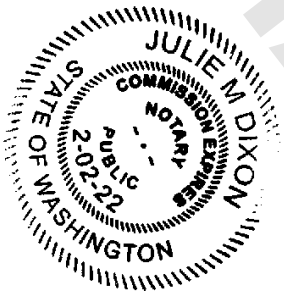
Dated: August 15, 2020


Dale H. Christensen
CHRISTENSEN

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dale H. ^{*Christensen*} ~~Christensen~~ is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/18/2020



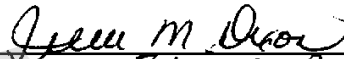

Name: Julie M Dixon
Notary Public in and for the State of Washington
Residing at: Camano Island
My appointment expires: 2/2/2022

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions and easements 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

2. 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

3. 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 the premises for routing, installation and maintenance
Recording Date: May 12, 2003
Recording No.: 200305140132

4. 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

EXHIBIT "A"

Exceptions
(continued)

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 20, 2003
Recording No.: 200308200025

5. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Stonebridge Condominium Owner's Association.
6. 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

7. 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 First Amendment to Survey Map and Plans for Stonebridge Condominium:

EXHIBIT "A"Exceptions
(continued)

Recording No: 200106220058

8. 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 Second Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200202250201

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 Third Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200207290130

10. 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 Fourth Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200210110206

11. 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 Fifth Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200302060084

12. 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,

EXHIBIT "A"

Exceptions
(continued)

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 Sixth Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200308200026

13. 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
14. 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.
15. 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
16. 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
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a 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

EXHIBIT "A"

Exceptions
(continued)

18. 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
19. 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
20. 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
21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. 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 (amounts do not include interest and penalties):
- Year: 2020
Tax Account No.: P119604 / 4775-000-015-0000
Levy Code: 0930
Assessed Value-Land: \$81,400.00
Assessed Value-Improvements: \$204,500.00
- General and Special Taxes:
Billed: \$3,709.49
Paid: \$1,854.77
Unpaid: \$1,854.72
23. City, county or local improvement district assessments, if any.
24. Assessments, if any, levied by the City of Mount Vernon.
25. Dues, charges and assessments, if any, levied by Stonebridge Condominium Owner's Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 28, 2020
between Watson Family Trust ("Buyer")
Buyer Buyer
and Dale H Christensen ("Seller")
Seller Seller
concerning 2500 Stonebridge Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Evelyn K. Watson Trustee 7-28-2020 Buyer Date Authentication Dale H Christensen 07/29/2020 Seller Date
2020 10:22:45 AM PDT

Buyer Date Seller Date