

When recorded return to:

David A. Bucks and Bonnie K. Bucks
2502 Stonebridge Way
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title Company
620050549

Escrow No.: 245448165

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judith Turgeon, an unmarried person

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

in hand paid, conveys, and warrants to David A. Bucks and Bonnie K. Bucks, a married couple

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221453

Apr 08 2022

Amount Paid \$7285.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 7, 2022

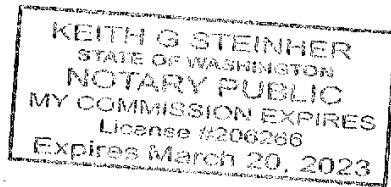
Judith Turgeon
Judith Turgeon

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Judith Turgeon 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: April 7, 2022

KS
Name: Keith G. Steinhilber
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 3-20-23



STATUTORY WARRANTY DEED

(continued)

Subject to:

1. 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, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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
Modification(s) of said Condo Map:
Recording Date: June 22, 2001, February 25, 2002, July 29, 2002, October 11, 2002, February 6 2003 and August 20, 2003
Recording No.: 200106220058
Recording No.: 200202250201
Recording No.: 200207290130
Recording No.: 200210110206
Recording No.: 200302060084
Recording No.: 200308200026
5. 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

STATUTORY WARRANTY DEED

(continued)

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: Condominium 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 20, 2003

Recording No.: 200308200025

6. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Unit Owners Association of Stonebridge Condominium.

7. 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

8. 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

STATUTORY WARRANTY DEED

(continued)

9. 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

10. 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

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

Purpose: Construction and maintenance of a water and communication line or lines

Recording Date: October 25, 2002

Recording No.: 200210250032

12. 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

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