

202408140073

08/14/2024 10:24 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Denise Bridgeman
2500 Stonebridge Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241745
Aug 14 2024
Amount Paid \$8165.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620056920

Escrow No.: 245465332

STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd A. Keller, Successor Trustee of the Edmund T. Watson and Emily K. Watson Family Trust, UTD 4/30/91

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 Denise Bridgeman, an unmarried person

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

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

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

UNIT 15, STONEBRIDGE CONDO

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2024

Edmund T. Watson and Emily K. Watson Family Trust, UTD 4/30/91

BY: Todd A. Keller
Todd A. Keller
Successor Trustee

State of Washington

County of Whatcom

This record was acknowledged before me on August 10, 2024 by Todd A. Keller as Successor Trustee of Edmund T. Watson and Emily K. Watson Family Trust, UTD 4/30/91.

Michele R Boudreau
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: May 29, 2027

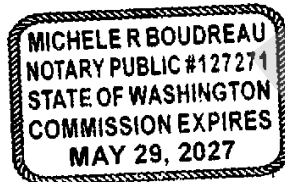


EXHIBIT "A"
Legal Description

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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

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.

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

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

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
Recording No.: 200106220058

Recording Date: February 25, 2002
Recording No.: 200202250201

Recording Date: July 29, 2002
Recording No.: 200207290130

Recording Date: October 11, 2002
Recording No.: 200210110206

Recording Date: February 6, 2003
Recording No.: 200302060084

Recording Date: August 20, 2003
Recording No.: 200308200026

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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

Modification(s) of said covenants, conditions and restrictions

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

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

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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

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

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

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

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

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

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

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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