

When recorded return to:
Anthony Noel Senff
Eagles Nest View LLC
P.O. Box 354
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242070
Sep 06 2024
Amount Paid \$8165.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056917

Escrow No.: 620056917

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pamela Hoyle, Personal Representative of The Estate of B. June Jordan,
deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Eagles Nest View LLC, a Washington limited liability company

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 36, STONEBRIDGE CONDOMINIUM

Tax Parcel Number(s): P119351 / 4775-000-036-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9/6/2024

The estate of B. June Jordan, deceased

BY Pamela K Hoyle
Pamela K. Hoyle
Personal Representative

State of Washington

County of Skagit

This record was acknowledged before me on 9/6/2024 by Pamela K. Hoyle as
Personal Representative of Pamela Hoyle, Personal Representative of The Estate of B. June Jordan,
deceased.

Heather M Donley
(Signature of notary public)

Notary Public in and for the State of Washington
My appointment expires: 11-2-2024

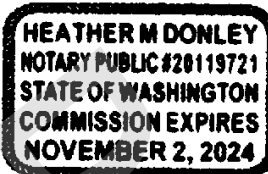


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119351 / 4775-000-036-0000

UNIT 36, STONEBRIDGE CONDOMINIUM, ACCORDING TO THE SIXTH AMENDED DECLARATION THEREOF RECORDED AUGUST 20, 2003, UNDER AUDITOR'S FILE NO. 200308200025, AND THIRD AMENDED SURVEY MAP AND PLANS THEREOF RECORDED JULY 29, 2002 UNDER AUDITOR'S FILE NO. 200207290130, RECORDS OF SKAGIT COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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, 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:
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 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

EXHIBIT "B"

**Exceptions
(continued)**

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 for Unit Owners Association of Stonebridge Condominium to the extent provided for by Washington law.
7. 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 for Stonebridge Condominium:

Recording No: 200106220058
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"**Exceptions
(continued)**

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

9. 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

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

Recording No: 200202250201

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

Recording No: 200207290130

12. 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

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

EXHIBIT "B"**Exceptions
(continued)**

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

14. 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

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
 Purpose: Construction and maintenance of a water and communication line or lines
 Recording Date: October 25, 2002
 Recording No.: 200210250032

16. 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

17. 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

18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "B"**Exceptions
(continued)**

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 Sixth Amendment to Survey Map and Plans for Stonebridge Condominium:

Recording No: 200308200026

19. 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

20. 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

21. Assessments, if any, levied by Stonebridge Condominium Homeowners Association.

22. Assessments, if any, levied by Mt Vernon.

23. City, county or local improvement district assessments, if any.