

202505130066

05/13/2025 03:27 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor, WA

When recorded return to:
Joan Kathleen Rave
2522 Stonebridge Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251455

May 13 2025

Amount Paid \$9277.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057995

CHICAGO TITLE CO.

1020057995

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger Herbaugh, Personal Representative of The Estate of Rita C Newton
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Joan Kathleen Rave, a married person as a separate estate

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 24, STONEBRIDGE CONDO

Tax Parcel Number(s): P119613 / 4775-000-024-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5/12/2025

Roger Herbaugh, Personal Representative of The Estate of Rita C Newton

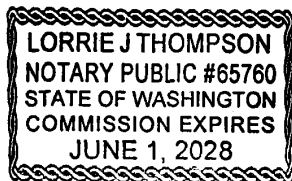
BY: [Signature] PR
Roger Herbaugh
Personal RepresentativeState of WashingtonCounty of SkagitThis record was acknowledged before me on May 12, 2025 by Roger Herbaugh as
Personal Representative of Roger Herbaugh, Personal Representative of The Estate of Rita C Newton.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119613 / 4775-000-024-0000

UNIT 24, STONEBRIDGE CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF
RECORDED UNDER RECORDING NUMBER 200104030061, AND SURVEY MAP AND PLANS
RECORDED UNDER RECORDING NUMBER 200104030060, RECORDS OF SKAGIT COUNTY,
WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
 Recording No.: 34055
 NOTE: This exception does not include present ownership of the above mineral rights.
2. 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.
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, a Washington corporation
 Purpose: Underground electric system, together with necessary appurtenances
 Recording Date: February 22, 1991
 Recording No.: 9102220051
 Affects: as described
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Electric transmission and/or distribution line
 Recording Date: March 5, 1991
 Recording No.: 9103050066
 Affects: Portion of said premises
5. 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: December 24, 2001
 Recording No.: 200112240134
6. 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,

EXHIBIT "B"Exceptions
(continued)

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:

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

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: 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

EXHIBIT "B"

Exceptions
(continued)

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

8. Lien of assessments levied pursuant to the Declaration for Stonebridge Condominium to the extent provided for by Washington law.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Public sidewalk, together with the right to construct, maintain and replace sidewalk
Recording Date: August 24, 2001
Recording No.: 200108240008
Affects: as described
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: September 6, 2001
Recording No.: 200109060034
Affects: as described
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: November 1, 2001
Recording No.: 200111010109
Affects: as described
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"Exceptions
(continued)

- Granted to: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Purpose: Public Utility District Easement
Recording Date: February 19, 2002
Recording No.: 200202190146
Affects: as described
13. 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
Affects: as described
14. 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, a Municipal Corporation
Purpose: Construction and maintenance of a water and communication line or lines
Recording Date: October 25, 2002
Recording No.: 200210250032
Affects: as described
15. 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
Affects: as described
16. 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
17. 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 Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of gas and electricity
Recording Date: March 3, 2014
Recording No.: 201403030078
Affects: as described

18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
19. Assessments, if any, levied by Mt Vernon.
20. City, county or local improvement district assessments, if any.