

AFTER RECORDING MAIL TO:  
WILLIAM K. SNOW  
1508 LINDSAY LOOP UNIT 105  
MOUNT VERNON, WA 98274



200110120112  
, Skagit County Auditor

10/12/2001 Page 1 of 5 3:45:03PM

ISLAND TITLE CO.

B18767 ✓

Filed for Record at Request of  
First American Title Company  
Escrow Number: L5083SM

**Statutory Warranty Deed**

Grantor(s): INTERWEST PROPERTIES  
Grantee(s): WILLIAM K. SNOW, ELSIE G. SNOW  
Abbreviated Legal: UNIT 105 BUILDING 2 MADDOX HIGHLANDS CONDOMINIUM 1, SKAGIT  
County, WA  
Additional legal(s) on page: 1  
Assessor's Tax Parcel Number(s): P117725

**THE GRANTOR** INTERWEST PROPERTIES, A WASHINGTON CORPORATION  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to WILLIAM K. SNOW AND ELSIE G. SNOW, HUSBAND AND  
WIFE  
the following described real estate, situated in the County of SKAGIT, State of Washington:  
UNIT 105, BUILDING 2, MADDOX HIGHLANDS CONDOMINIUM 1 PHASE 1, ACCORDING TO  
AMENDED DECLARATION THEREOF RECORDED JANUARY 26, 2001, UNDER AUDITOR'S FILE  
NO. 200101260084 AND SURVEY MAP AND PLANS THEREOF RECORDED JANUARY 23, 2001,  
UNDER AUDITOR'S FILE NO. 200101230037, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

**SUBJECT TO:** ATTACHED AS EXHIBIT "A" HERETO, AND BY THIS REFERENCE MADE A  
PART HEREOF.

Dated this 25th day of September, 2001

By INTERWEST PROPERTIES

By [Signature]  
[Name]

STATE OF WASHINGTON  
County of SKAGIT ISLAND

#43382  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID  
OCT 12 2001  
Amount Paid \$ 2981.50  
Skagit County Treasurer  
By: [Signature] Deputy

SS:

I certify that I know or have satisfactory evidence that SCOTT SOUTHWICK  
\_\_\_\_\_ is the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated that he is  
authorized to execute the instrument and acknowledge it as the PRESIDENT  
\_\_\_\_\_ of INTERWEST PROPERTIES

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.  
Dated: October 3 2001

[Signature]  
Notary Public in and for the State of WASHINGTON  
Residing at OAK HARBOR  
My appointment expires: 5/10/2002

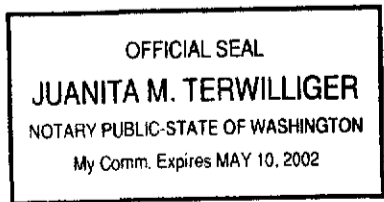


Exhibit A

1. Easement provisions contained on the face of said Maddox Creek PUD Phase I, according to the plat thereof recorded in Volume 16 of Plats, page 121, as follows:

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be born equally by, the present and future owners of Maddox Creek Master Community Association and their heirs, personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

2. Easement provisions contained on the face of said Maddox Creek PUD Phase I, according to the plat thereof recorded in Volume 16 of Plats, page 121, as follows:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the road and utility easements as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any Grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

3. Easement provisions contained on the face of said Maddox Creek PUD Phase I, according to the plat thereof recorded in Volume 16 of Plats, page 121, as follows:

An easement for stormwater drainage/detention facilities common to the Plat of Maddox Creek P.U.D. Phase No. III is hereby granted to the City of Mount Vernon. Maintenance of any perimeter fences, landscaping, and plant materials within this easement is the responsibility of the Plat of Maddox Creek Master Community Association. Maintenance of the stormwater drainage facilities within tract city shall require the prior approval of the City.

4. Wetlands and steep slopes delineated on the face of said Maddox Creek PUD Phase I, according to the plat thereof recorded in Volume 16 of Plats, page 121;

Affects: A portion of said premises

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 17, 1997

Auditor's No.: 9712170076, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County

For: Construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water

Affects: A non-exclusive 20 foot wide easement over, under and across a portion of Tract 81

6. Easement delineated on the face of said Maddox Creek PUD Phase 3, recorded under Auditor's File No. 200008140137;

For: Road and utilities

Affects: A strip of land varying widths across said premises



EXHIBIT "A"

7. Easement delineated on the face of said Maddox Creek PUD Phase 3, recorded under Auditor's File No. 200008140137;  
For: Drainage  
Affects: The Southerly 15 feet of Lot B9, the Northerly portion of Lot B10, the Southerly 30 feet of Lot B11 and the Southwesterly portion of Lot B11
8. Easement delineated on the face of said Maddox Creek PUD Phase 3, recorded under Auditor's File No. 200008140137;  
For: Setback  
Affects: The East 50 feet of plat
9. Easement delineated on the face of said Maddox Creek PUD Phase 3, recorded under Auditor's File No. 200008140137;  
For: Building height restriction area  
Affects: The East 100 feet of plat
10. Easement delineated on the face of said Maddox Creek PUD Phase 3, recorded under Auditor's File No. 200008140137;  
For: Setback from Tract City  
Affects: The exterior 10 feet of all lots adjacent to Tract City
11. Easement delineated on the face of said Maddox Creek PUD Phase 3, recorded under Auditor's File No. 200008140137;  
For: Drainage to City of Mount Vernon  
Affects: The North 25 feet, South 15 feet and the East 25 feet of said plat
12. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: April 4, 2000  
Auditor's No.: 200004040010, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Water pipeline
13. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
14. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: September 9, 1996  
Auditor's No.: 9609090083, records of Skagit County, Washington  
Executed By: City of Mount Vernon and InterWest Properties, Inc.
15. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: September 20, 1996  
Auditor's No.: 9609200055, records of Skagit County, Washington  
Executed By: InterWest Properties, Inc.



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EXHIBIT "A"

16. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
- Recorded: September 20, 1996  
Auditor's No.: 9609200054, records of Skagit County, Washington  
Executed By: InterWest Properties, Inc.

AMENDED by instrument:

Recorded: November 3, 2000  
Auditor's No.: 200011030078, records of Skagit County, Washington

17. Notes on the face of said Maddox Creek PUD Phase I, according to the plat thereof recorded in Volume 16 of Plats, page 121, as follows:
- A. Any lot within this subdivision may become subject to impact fees payable upon issuance of a building permit in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.
- B. Set backs from steep slopes can be reduced from the 25 shown hereon if a Geotechnical Report can demonstrate that the conditions merit the reduction. The setbacks shown hereon are as specified by City of Mount Vernon Ordinance No. 2482. In no case shall the setback be less than the minimum allowed for residential building lots.
- C. Zoning - Maddox Creek PUD.
- D. Utility Sources: Telephone - GTE  
Power - Puget Power  
Television - TCI Cablevision  
Storm - City of Mount Vernon  
Sewer - City of Mount Vernon  
Water - Public Utilities District No. 1
- E. Tract 81 is subject to and together with easements, reservations, restrictions, covenants. Public notice of land fill and other instruments of record including but not limited to delineated wetlands and those documents recorded under Auditor's File No. 9609090083, 9609200055, 9609200054, 9712170076 and 99912230074.
- F. The steep slope areas shown hereon are per topographic map prepared for the Mount Vernon Partnership and dated February 22, 1991, by Meriwether Leachman Associates, Inc., Bothell, Washington, and were provided by the owner. Wetland areas were delineated by Terra Associates, Inc., Kirkland, Washington, in January and February 1991.
- G. Access to Lots B12, B13, and B14, is by a private road over and upon Tract City as retained by InterWest Properties, Inc., in Quit Claim Deed to the City of Mount Vernon, recorded under Auditor's File No. 9606250075, as approved by Grantee in conjunction with the plat approval process of Maddox Creek, Phase 3 for the purposes of constructing and assisting in maintaining private roadways, utilities, pathways, parking areas, fences and landscaping, including the placement of additional fill material and topsoil thereon.



EXHIBIT "A"

- H. Lot B12 - The ground level floor of each building on lot B12 shall be nonhabital space which may be secured by fences, partial wall, etc., allowing for open atmosphere ventilation while providing security to occupants the ground level floor may be used for parking prior to the issuance of a building permit, the owner of Lot B12 must obtain additional approvals, from the City of Mount Vernon concerning the design and location of the building and other improvements to be constructed on Lot B12. The owner must meet conditions imposed by the City, including but not limited to parking requirements, Fire Department requirements, building requirements, and planning requirements.
- I. Lots B13 and B14 on Lots B13 and B14, all structures to be built thereon shall meet the ventilation requirements found in Washington administrative Code Section 51-13-503, which also contained in the Washington State Ventilation and Indoor Air Quality Code 503. Parking aprons and garage floors may be concrete slabs, the living areas of each unit must be constructed either above a garage or above a well ventilated crawl space. Skagit County Health Department shall have final authority if questions arise concerning the adequacy of the proposed or constructed safeguards heretofore mentioned.
- J. No structures will be allowed to be constructed on Tract City above grade improvements such as roadways, paved parking, driveways, yards and landscaping may be allowed.
18. Notes on the face of said condominium, as follows:
- A. All unit dimensions are to the surface of the wall studs, shown to the nearest 0.1'.
  - B. Floor elevations are to the surface of the of floor, ceiling elevations are to the underside of the ceiling joists.
  - C. Decks, storage and stairways are limited common elements.
  - D. All dimensions are based on as-built measurements as of the date of declarant's execution hereof; is subject to change without notice and does not constitute covenants, conditions, restrictions warranties or guarantees concerning use, design value or otherwise.
  - E. All driveways are limited common element (lce) allocated to the unit which it is immediately adjacent. Parking areas are common elements (ce).
  - F. All land shown herein is subject to development rights set forth in the declaration.
19. Terms, covenants, conditions, easements, and restrictions **And** liability for assessments contained in Declaration of Condominium;  
Recorded: January 23, 2001  
Auditor's No.: 200101230038, records of Skagit County, Washington
- And in Amendments thereto  
Recorded: January 26, 2001  
Auditor's No.: 2000101260084, records of Skagit County, Washington
20. Terms, covenants, conditions, easements, and restrictions **And** liability for assessments contained in ByLaws;  
Recorded: January 23, 2001  
Auditor's No.: 200101230039, records of Skagit County, Washington
21. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: September 20, 1996  
Auditor's No.: 9609200054, records of Skagit County, Washington  
Imposed By: Maddox Creek Master Community Association



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