

After Recording Return to:
Jerry B. Skipton
757 Onamac Way
Camano Island WA 98282



200311200121
Skagit County Auditor

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Filed for Record at Request of:
**CHICAGO TITLE
INSURANCE COMPANY**
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 174792-GMW

Abbreviated Legal: Lot, a plat
Additional Legal(s) on page:
Assessor's Tax Parcel No.: P109362
CHICAGO TITLE G29112 ✓

STATUTORY WARRANTY DEED

THE GRANTOR Norman R. Pennington, a single person and Steven W. Doty and Shirley Doty, husband and wife for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jerry B. Skipton and Mary A. Skipton, husband and wife the following described real estate, situated in the County of Whatcom, State of Washington:

Lot 68, MADDOX CREEK P.U.D. PHASE I, according to the plat thereof, recorded in Volume 16 of Plats, page 121 to 130, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to Real Estate Taxes and Exhibit A attached hereto and by this reference made a part hereof.

Dated: November 18, 2003

Norman R. Pennington

Steven W. Doty

Shirley Doty

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5912

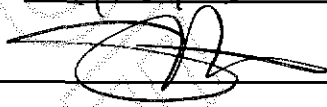
NOV 20 2003

1263.80

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Norman R. Pennington the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.


Dated: 11/18/03


Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 5/25/04

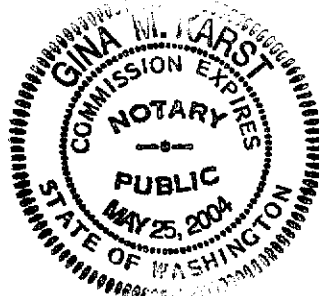


STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Steven W. Doty and Shirley Doty the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 11/18/03


Gina M. Walsh
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 5/25/04



UNLAWFUL TO REPRODUCE OR TRANSMIT WITHOUT PERMISSION OF THE ORIGINAL DOCUMENT



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1. Easement provisions contained on the face of Maddox Creek P.U.D., Phase I, according to the plat thereof, recorded in Volume 16 of Plats, pages 121 through 130, records of Skagit County, Washington, 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 borne equally by, the present and future owners of the 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 Maddox Creek P.U.D. Phase I, as follows:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet or seven (7) feet of front boundary lines of all lots and tracts 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, lines, 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 Maddox Creek P.U.D. Phase I, as follows:

An easement for stormwater drainage/detention facilities common to the Plat of Maddox Creek P.U.D. Phase No. 1 is hereby granted to the City of Mount Vernon on Tract 80. Maintenance of any perimeter fences, landscaping, and plant materials within this easement is the responsibility of the Plat of Maddox Creek Master Community Association.

4. Easement delineated on the face of Maddox Creek P.U.D. Phase I;

For: Utilities
Affects: The exterior 7 feet adjacent to streets

5. 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

6. Building setbacks as delineated on the face of said Maddox Creek P.U.D. Phase I.

7. Notes on the face of said Maddox Creek P.U.D. Phase I, 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. 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.

D. Zoning - Maddox Creek P.U.D.

E. 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


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F. Tracts 80, 81, 82, 83, 84, 85, 86, 87, 88 and 89 are shown hereon for convenience of future description purposes only. Said parcels will become the boundaries of future phases of Maddox Creek P.U.D. or are to be conveyed directly to the City of Mount Vernon. No building permits are to be issued for any of these tracts until approval has been received for each of the future phases thereon.

G. 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 the City of Mount Vernon ordinance no. 2482. In no case shall the setback be less than the minimum allowed for residential building lots.

H. 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, WA, and were provided by the owner. Wetland areas were delineated by Terra Associates, Inc., Kirkland, WA in January and February 1991.

8. Covenants, conditions, and restrictions contained in instrument(s), 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(s): 9609090083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.

9. Covenants, conditions, and restrictions contained in instrument(s), 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: November 20, 1996 and November 3, 2000
Auditor's No(s): 9609200054 and 200011030078, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.

10. 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.: 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 20, 1996
Auditor's No(s): 9609200054, records of Skagit County, Washington
Imposed By: Maddox Creek Master Community Association

AMENDED by instrument(s):

Recorded: November 03, 2000
Auditor's No(s): 200011030078, records of Skagit County, Washington

12. Easement delineated on the face of said plat;

For: Drainage
Affects: The Westerly and Easterly 7.5 feet of said premises

13. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 21, 1999
Auditor's No(s): 9907210028, records of Skagit County, Washington
In favor of: Public
For: Pedestrian and bicycle ingress and egress
Affects: Portion Lot 68

14. Easement delineated on the face of Maddox Creek P.U.D. Phase I;

For: Utilities and Sewer
Affects: The Exterior 10 feet adjacent to street and Northerly 20 feet of said premises



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