



200408270147
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Brandon K. Hickok, Heather Ann I Hickok, Gale A. Hickok and Marla R. Hickok
1416 Lindsay Loop #102
Mount Vernon, WA 98274

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82094

FIRST AMERICAN TITLE CO.

B82094-E-1

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 4822-001-102-0000 P120822

THE GRANTOR Nord Northwest Corporation, a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brandon K. Hickok and Heather Ann I Hickok, husband and wife as to a 25% undivided interest and Gale A. Hickok and Marla R. Hickok, husband and wife as to a 75% undivided interest the following described real estate, situated in the County of Skagit, State of Washington.

Unit 102, Building 1, "THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 1", according to the Declaration thereof recorded September 12, 2003, under Auditor's File No. 200309120223, and Survey Map and Plans thereof recorded September 12, 2003, under Auditor's File No. 200309120222, records of Skagit County, Washington; being a portion of Lot B-12, "MADDOX CREEK P.U.D. PHASE 3", recorded August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A".

Dated August 23, 2004

Nord Northwest Corporation

By: Richard G. Nord, President

46014
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 27 2004

Amount Paid \$ 2988.62
By Skagit Co. Treasurer Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence RICHARD G. NORD the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is PRESIDENT of NORTH NORTHWEST CORPORATION to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date:

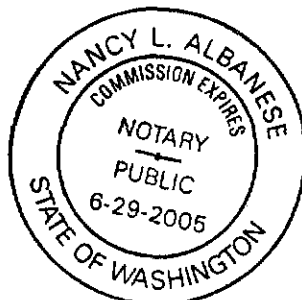
8/23/04

[Signature]

Notary Public in and for the State of WA

Residing at anacortes

My appointment expires: 6-29-05



Exceptions:

A. Agreement regarding Formation of Local Improvement District, dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 19, 1996
Recorded: September 20, 1996
Auditor's No: 9609200054
Executed by: Interwest Properties, Inc.

C. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utilities District No. 1 of Skagit County,
Washington, a municipal corporation
Dated: March 20, 2000
Recorded: April 4, 2000
Auditor's No: 200004040010
Purpose: Water pipeline
Area Affected: A non-exclusive 20 foot wide easement over, under
and across a portion of Lot B12

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 2, 2000
Recorded: November 3, 2000
Auditor's No: 200011030078
Executed by: InterWest Properties, Inc.

Supplementary Declaration of Covenants and Restrictions of Maddox Creek Adding Additional Property to Existing Declaration.

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 17, 2002
Recorded: January 22, 2002
Auditor's No: 200201220124
Purpose: "... utility systems for purposes of transmission, distribution
and sale of gas and electricity. ..."
Area Affected: Parcel "A" - Lots B13, B14, C19, D20 through D25, MADDOX
CREEK P.U.D. Phase 3 and Parcel "B" - Lot B9, MADDOX
CREEK P.U.D. Phase 3



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G. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Maddox Creek Condominium, or any amendment thereto or under the bylaws adopted pursuant to said Declaration.

H. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.

I. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34) and as may be hereafter amended.

J. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration:

Recorded: November 3, 2000
Auditor's File No: 200611030078

K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 17, 2002
Recorded: January 22, 2002
Auditor's No.: 200201220123
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Lot B-12 Maddox Creek P.U.D. Phase 3

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Nord Northwest Corporation or its successor or assigns
Dated: June 24, 2003
Recorded: June 27, 2003
Auditor's No.: 200306270034
Regarding: Water Service Contract

M. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 15, 2004
Recorded: June 23, 2004
Auditor's No.: 200406230100
Executed By: Nord Northwest Corporation



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N. TERMS AND CONDITIONS OF DECLARATION -- THE RIDGE AT MADDOX CREEK
CONDOMINIUMS ASSOCIATION:

Recorded: September 12, 2003
Auditor's No: 200309120223

A. "First Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded
July 15, 2004 under Auditor's File No. 200407150082.

O. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: The Ridge at Maddox Creek, A Condominium, Phase I
Recorded: September 12, 2003
Auditor's No.: 200309120222

Said matters include but are not limited to the following:

1. "...dedicate the real property described in this survey map and these plans for condominium purposes. The drives, walks, streets, grounds, and other areas described herein are not dedicated to the public, but are reserved for exclusive use and benefit of the unit/lot owners, as part of the common elements, to the extent and in the manner set forth in the declaration..."
2. All roads, unassigned parking, open spaces and sidewalks are common elements. (CE)
3. Locations of existing storm drain, storm catch basin, sanitary sewer, sanitary manhole, waterline, fence line, property line, and easement line.



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