

AFTER RECORDING MAIL TO:  
Darrell D. Estill and Genea L. Estill  
1416 Lindsay Loop #306  
Mount Vernon, WA 98274

200505120094  
Skagit County Auditor  
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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B84718

FIRST AMERICAN TITLE CO.

B84718-1

### Statutory Warranty Deed

Grantor(s): Nord Northwest Corporation  
Grantee(s): Darrell D. Estill and Genea L. Estill  
Unit 306, Building 1, "THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 1"

Assessor's Tax Parcel Number(s): 4822-001-306-0000, P120846

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 Darrell D. Estill and Genea L. Estill, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit 306, 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, if any, as per Exhibit "A"

Dated 5/10/05

Nord Northwest Corporation

By: Richard G. Nord, President

# 2337  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

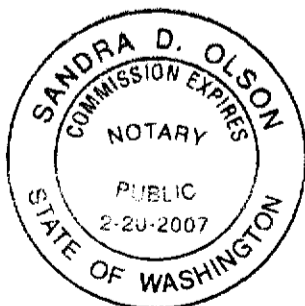
MAY 12 2005

Amount Paid \$ 2313.22  
By Skagit Co. Treasurer Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Richard D. 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 Nord Northwest Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 5/11/05



Sandra Olson  
Notary Public in and for the State of Washington  
Residing at Burlington, Washington  
My appointment expires: 2-20-07

EXHIBIT "A"

**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.

AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS WERE MANEDED AS FOLLOWS:

Declaration Recorded: November 3, 2000  
Auditor's File No. 200011030078

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. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Maddox Creek Condominium, or any amendment thereto or under t' Declaration.



G. 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.

H. 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.

I. 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

J. 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: February 10, 2005  
Auditor's No.: 200502100041  
Regarding: Water Service Contract

This agreement amends and supersedes that agreement recorded June 27, 2003 under Auditor's File No. 200306270034.

K. 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

L. 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.

A "Second Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded April 6, 2005 under Auditor's File No. 200504060078.



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M. 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:

"...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..."

All roads, unassigned parking, open spaces and sidewalks are common elements. (CE)

Locations of existing storm drain, storm catch basin, sanitary sewer, sanitary manhole, waterline, fence line, property line, and easement line.



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