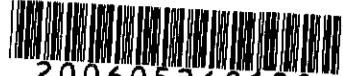


After Recording Return to:  
David Rowe  
16250 Colony Rd.  
Bow WA 98232



200605260180  
Skagit County Auditor

5/26/2006 Page 1 of 4 3:14PM

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

Escrow No.: 193295-GMW  
*1C30130*

Abbreviated Legal: Lot, , a plat  
Additional Legal(s) on page:  
Assessor's Tax Parcel No.: *4651-000-073-0000 / P109307*

### STATUTORY WARRANTY DEED

THE GRANTOR Norm R. Pennington, as his separate estate, d/b/a Pennington Construction, and Steve W. Doty and Shirley Doty, husband and wife, d/b/a Zada Professional Services, for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Rowe, a single person, the following described real estate, situated in the County of ~~Whatcom~~ <sup>Skagit</sup> State of Washington:

*Lot 73, Maddox Creek P.U.D. Phase 1, according to the plat thereof, recorded in Volume 16 of Plats, pages 121 through 130, records of Skagit County, Washington.*

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

Dated: May 11, 2006

Pennington Construction

*Norm R. Pennington*  
Norm R. Pennington

Zada Professional Services

*Steve W. Doty*  
Steve W. Doty

*2504*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 26 2006


Amount Paid \$ *2853.00*  
Skagit Co. Treasurer  
By *cp* Deputy

*Shirley Doty*  
Shirley Doty

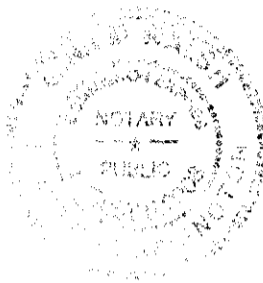
STATE OF WASHINGTON  
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Norm R. Pennington d/b/a Pennington Construction 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: 5/12/06




Gina M. Walsh  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 8/5/08



STATE OF WASHINGTON  
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Steve W. Doty and Shirley Doty d/b/a Zada Professional Services, 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: 5/12/06



Gina M. Walsh  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 8/5/08



200605260180  
Skagit County Auditor

**EXHIBIT 'A'**

1. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

2. Easement provisions contained on the face of said plat, 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.

3. Easement provisions contained on the face of said plat, 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.

4. Easement provisions contained on the face of said plat, 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.

5. Easement delineated on the face of said plat;  
For: Utilities  
Affects: The exterior 7 feet adjacent to street

6. Easement delineated on the face of said plat;  
For: Drainage  
Affects: Northwesterly and Southeasterly 20 feet

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
- 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.

continued....



200605260180  
Skagit County Auditor

8. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, 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 law;  
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 or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, 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 law;  
Recorded: September 20, 1996  
Auditor's No(s): 9609200054, records of Skagit County, Washington  
Executed By: InterWest Properties, Inc.
10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, 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 law;  
Recorded: September 20, 1996  
Auditor's No(s): 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 3, 2000  
Auditor's No(s): 200011030078, records of Skagit County, Washington
12. Terms, conditions, and restrictions of that instrument entitled Hazardous Substance Certificate;  
Recorded: December 17, 2002  
Auditor's No(s): 200212170106, records of Skagit County, Washington

- END OF EXHIBIT 'A' -



200605260180  
Skagit County Auditor