

When recorded return to:
Erin Charles Bentsen and Lennart Bentsen
1726 Lindsay Loop
Mount Vernon, WA 98274



201009020063
Skagit County Auditor

9/2/2010 Page 1 of 4 11:52AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620011404

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul D. Stermer and Becky K. Stermer, husband and wife
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration
in hand paid, conveys, and warrants to Erin Elizabeth Charles Bentsen and Lennart Bentsen, wife and
husband
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 22, MADDOX CREEK PUD PHASE 1, according to the plat thereof, recorded in Volume 16 of
Plats, pages 121 through 130, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4681-000-022-0000P109326

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Paragraphs 1 thru 12, Chicago Title Insurance Order 620011404,
which is attached hereto and made a part hereof; and Skagit County Right To Farm Ordinance, which
is attached.

Dated: September 1, 2010

Paul D. Stermer

Paul D. Stermer

Becky K. Stermer

Becky K. Stermer

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Paul D. Stermer and Becky K. Stermer are the
person(s) who appeared before me, and said person(s) acknowledged that they signed this of
instrument and acknowledged it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: September 1, 2010

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2680

SEP 02 2010

Amount Paid \$ 6163.80
Skagit Co. Treasurer
By *Jmm* Deputy



EXHIBIT "A"
Exceptions

SPECIAL EXCEPTIONS

1. 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.

2. 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.

3. 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.

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

5. Easement delineated on the face of said plat;
For: Drainage
Affects: The Northerly and Easterly 7.5 feet of said premises

6. Easement delineated on the face of said plat;
For: Side sewer and utilities
Affects: The Northerly and Easterly 10 feet of said premises

7. Building setbacks as delineated on the face of said plat.



EXHIBIT "A"
Exceptions

8. Notes on the face of said Maddox Creek P.U.D. Phase I, as follows:

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.

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.

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.

Zoning - Maddox Creek P.U.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

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.

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.

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

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: September 9, 1996
Auditor's No(s): 9609090083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.
10. 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 20, 1996
Auditor's No(s): 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.



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EXHIBIT "A"
Exceptions

11. Covenants, conditions, restrictions, and easements contained in declaration(s) 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(s): 9609200054, records of Skagit County, Washington
Executed By: InterWest Properties, Inc
12. 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

Skagit County Right To Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

