

When recorded return to:
Glenn Ash and Kristen Ash
1829 Lindsay Loop
Mount Vernon, WA 98274



201108010088
Skagit County Auditor

8/1/2011 Page 1 of 2 3:29PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY
425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013408

CHICAGO TITLE
620013408

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joan M. Kertesz, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Glenn C. Ash and Kristen J. Ash, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 51, MADDOX CREEK PUD PHASE I, 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): P109345, 4681-000-051-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620013408; and Skagit
County right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 29, 2011

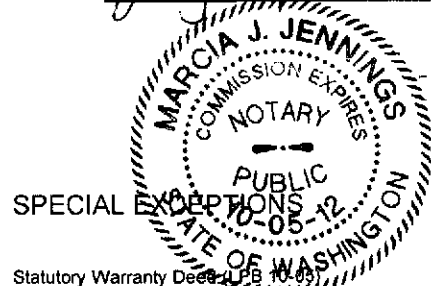
Joan M. Kertesz
Joan M. Kertesz

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Joan M. Kertesz

is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 29 2011



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2321

AUG 01 2011

Amount Paid \$ 5976.90
Skagit Co. Treasurer
By Cherry Deputy

SCHEDULE "A"

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on MADDOX CREEK P.U.D. PHASE 1:

Recording No: 9609090082

2. Covenants, conditions, and restrictions contained in instrument, 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.: 9609090083, records of Skagit County, Washington

Executed By: City of Mount Vernon and InterWest Properties, Inc.

3. Covenants, conditions, and restrictions contained in instrument, 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.: 9609200054, records of Skagit County, Washington

Executed By: InterWest Properties, Inc.

4. 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.

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

Recorded: September 20, 1996

Auditor's No.: 9609200054, records of Skagit County, Washington

Imposed By: Maddox Creek Master Community Association

6. Assessments, if any, levied by City of Mount Vernon.

7. Assessments, if any, levied by Maddox Creek Master Community Association.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

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.



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