

**When recorded return to:**

Kenneth A. Wilkerson and Alicia G. Wilkerson  
1823 Lindsay Loop  
Mount Vernon, WA 98274



201109230063  
Skagit County Auditor

9/23/2011 Page

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4 10:49AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620013775

CHICAGO TITLE

620013775

**STATUTORY WARRANTY DEED**

Dewolfe

THE GRANTOR(S) Robert E. Dewolfe and Elizabeth Dewolfe, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Kenneth A. Wilkerson and Alicia G. Wilkerson, husband and wife

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

Lot 52, 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): P109346, 4681-000-052-0000

Subject to: Covenants, conditions, restrictions and easements of record:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 13, 2011

Robert E. Dewolfe

Elizabeth Dewolfe

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2011 2844

SEP 23 2011

Amount Paid \$

Skagit Co. Treasurer

By Deputy

M6

6893.00

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

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

Dated: September 13, 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



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**EXHIBIT "A"**  
Exceptions

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. Reservations contained in deed

Recording Date: July 23, 2002

Recording No.: 200207230091

Regarding: Skagit County Right to Farm Ordinance

7. City, county or local improvement district assessments, if any.

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

9. Assessments, if any, levied 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



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## EXHIBIT "A"

### Exceptions

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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