



201112150032
Skagit County Auditor

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GUARDIAN NORTHWEST TITLE CO.

102501-1

When recorded return to:
Ronald T. Carter
1419 Digby Lane #104
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 102501

Statutory Warranty Deed

THE GRANTOR Alica J. Pascua, also known of record as Alicia J. Knutson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald T. Carter, a single ~~man~~ ^{person} the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

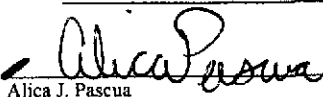
Unit 104, Building 2, "THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2"

Tax Parcel Number(s): P122651, 4852-000-104-0000

Unit 104, Building 2, "THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2", according to the Amended Declaration thereof April 6, 2005, under Auditor's File No. 200504060078, and Survey Map and Plans thereof recorded April 6, 2005, under Auditor's File No. 200504060077, records of Skagit County, Washington; being a portion of Lot B-12, Maddox Creek P.U.D. Phase 3, according to the plat thereof recorded August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 10/10/2011

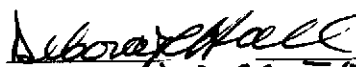

Alica J. Pascua



STATE OF Washington }
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Alica J. Pascua, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

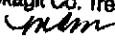
Date: 11/16/2011


Printed Name: DEBORA J. HALL
Notary Public in and for the State of Washington
Residing at PIERCE COUNTY
My appointment expires: 03/19/2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011 3798

DEC 15 2011

Amount Paid \$ 1785.00
Skagit Co. Treasurer
By  Deputy

LPB 10-05(i-1)

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:

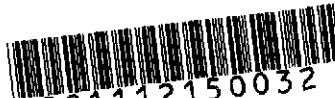
Grantee: Public Utilities District No. 1 of Skagit County,
Washington, a municipal corporation
Dated: March 20, 2000
Recorded: April 4, 2000
Auditor's No: 200004040010
Purpose: Water pipeline
Area Affected: A non-exclusive 20 foot wide easement over, under
and across a portion of Lot B12

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 the by laws adopted pursuant to said Declaration.



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G. 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.

H. 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

I. 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.

J. 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

K. 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.

A "Third Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded June 16, 2008 under Auditor's File No. 200806160175.

A "Fourth Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded March 3, 2010 under Auditor's File No. 201003030089.



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L. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: The Ridge at Maddox Creek, A Condominium, Phase 2
Recorded: April 6, 2005
Auditor's No.: 200504060077

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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