

When recorded return to:  
Brett R. Nelson  
1830 Lindsay Loop  
Mount Vernon, WA 98274



201204260035  
Skagit County Auditor

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Recorded at the request of:

File Number: 103382

### Statutory Warranty Deed

103382-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Nathan H. Wolfe, as his separate estate, and Katherine M. Graff, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brett R. Nelson, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 9, "MADDOX CREEK P.U.D. PHASE I"

Tax Parcel Number(s): P109314, 4681-000-009-0000

Lot 9, "MADDOX CREEK P.U.D. PHASE I", according to the plat thereof recorded in Volume 16 of Plats, pages 121 through 130, inclusive, 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 April 16, 2012

Nathan H. Wolfe

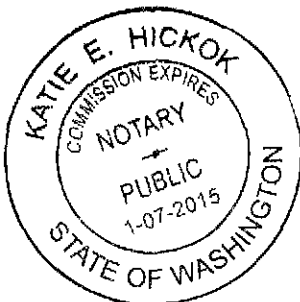
Katherine M. Graff

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nathan H. Wolfe and Katherine M. Graff, 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: 4-25-12

Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1/07/2015



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 1148  
APR 26 2012

Amount Paid \$ 6057.  
By KLM Skagit Co. Treasurer  
Deputy

Exhibit A

Order No.: 103382

**SCHEDULE "B-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.

C. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

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

Plat/Subdivision Name: Maddox Creek P.U.D. Phase I  
Recorded: September 9, 1996  
Auditor's No.: 9609090082

E. Any tax, fee, assessments or charges as may be levied by Maddox Creek Master Community Association.



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