

When recorded return to:
Billy Poindexter and Gale Poindexter
3216 Shelly Hill Rd
Mount Vernon, WA 98274



201207120035
Skagit County Auditor

7/12/2012 Page 1 of 3 10:42AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015920

CHICAGO TITLE
620015920

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chris Colasono and Diana Cody-Colasono, as Trustees of The Colasono Living Trust, dated June 23, 1995

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

in hand paid, conveys, and warrants to Billy Poindexter ^{D.} and Gale Poindexter ^{M.}, Husband and Wife

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

Lot 3, MADDOX CREEK P.U.D. 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.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P109308, 4681-000-003-0000

Subject to: Conditions, covenants, restrictions and easements of record and Skagit County Right to Farm Ordinance as more fully described in Exhibit "A" attached hereto and made a part hereof.

Dated: July 9, 2012

The Colasono Living Trust, dated June 23, 1995

BY:

Chris Colasono
Trustee

BY:

Diana Cody-Colasono
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20122012
JUL 12 2012

Amount Paid \$ 5523.⁰⁰
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

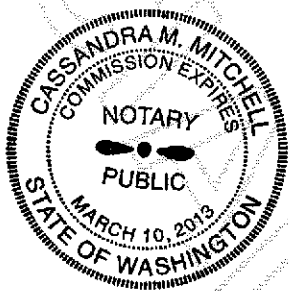
County of Skagit

I certify that I know or have satisfactory evidence that Chris Colasano and
Diana Cody-Colasano

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Colasano Living Trust, dated June 23, 1995 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-11-12

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-13



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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 PUD PHASE 1;

Recording No: 9609090082

2. 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.

3. 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): 9609200054, records of Skagit County, Washington

Executed By: InterWest Properties, Inc.

4. Covenants, conditions, and restrictions 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): 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(s);

Recorded: September 20, 1996

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

Imposed By: Maddox Creek Master Community Association

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

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

8. 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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