

When recorded return to:  
Oneita L. Miner  
1416 Lindsay Lp Unit 208  
Mount Vernon, WA 98273



201304160051  
Skagit County Auditor

4/16/2013 Page 1 of 4 2:49PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018351

CHICAGO TITLE  
620018351

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Inspire NW LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Oneita L. Miner, an unmarried individual  
the following described real estate, situated in the , :

Unit 208, Building 1, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 1, according  
to the Declaration thereof recorded September 12, 2003, under Auditor's File No. 200309120223,  
and Survey Map and Plans thereof recorded September 12, 2003, under auditor's File No.  
200309120222, records of Skagit County, Washington; being a portion of Lot B-12, MADDOX  
CREEK P.U.D. PHASE 3, recorded August 14, 2000, under auditor's File No. 200008140137,  
records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): 4822-001-208-0000 P120838

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620018351, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 8, 2013

Inspire NW LLC

BY: Patrick C. Grant  
Patrick C. Grant, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 1340

APR 16 2013

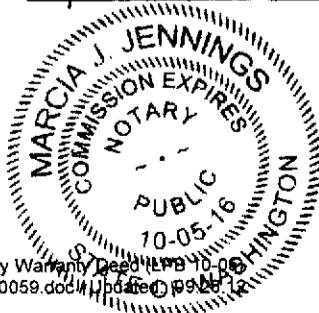
Amount Paid \$ 2123.20  
Skagit Co. Treasurer  
By kk Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Patrick C. Grant

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 Member of Inspire NW LLC to be the free and voluntary act of such party for  
the uses and purposes mentioned in the instrument.

Dated: April 9, 2013



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016

## SCHEDULE "B"

### SPECIAL 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:
2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;  
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 or restrictions, if any, 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 law;  
Recorded: September 20, 1996  
Auditor's No(s): 9609200055, records of Skagit County, Washington  
Executed By: InterWest Properties, Inc.
4. 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  
AMENDED by instrument(s):  
Recorded: November 03, 2000  
Auditor's No(s): 200011030078, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 4, 2000  
Auditor's No(s): 2000004040010, records of Skagit County, Washington  
In favor of: Skagit County Public Utility District No. 1  
For: Pipeline  
Affects: 20 foot strip across a portion of Maddox Creek P.U.D. Phase 3
6. 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 PH. 3:  
Recording No: 200008140137
7. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: December 17, 1997  
Auditors No.: 9712170076, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water.  
Affects: A non-exclusive 20 foot wide easement over, under and across a portion of said Maddox Creek P.U.D. Phase 3
8. Easement, including terms and conditions thereof, granted by instrument  
Recorded: April 4, 2000  
Auditor's No.: 200004040010, records of Skagit County, Washington



## SCHEDULE "B"

### Special Exceptions (Continued)

- In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Water pipeline
9. Covenants and restrictions, BUT OMITTING ANY COVENANT 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.
- AMENDED by instrument(s):  
Recorded: November 3, 2000  
Auditor's No(s): 200011030078, records of Skagit County, Washington
10. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium of Maddox Highlands Condo Phase I;  
Recorded: January 23, 2001  
Auditor's No.: 200101230038, records of Skagit County, Washington  
And in Amendments thereto  
Recorded: January 26, 2001  
Auditor's No.: 2000101260084, records of Skagit County, Washington  
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3
11. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 1, 2001  
Auditor's No(s): 200110010016, records of Skagit County, Washington  
In favor of: TCI Cablevision  
For: Cable service  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
12. 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 HIGHLANDS CONDOMINIUM PHASE 1:  
Recording No: 200101230037
13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in ByLaws;  
Recorded: January 23, 2001  
Auditor's No.: 200101230039, records of Skagit County, Washington  
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3
14. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 22, 2002  
Auditor's No(s): 200201220123, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
15. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 22, 2002  
Auditor's No(s): 200201220124, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
16. Agreement, including the terms and conditions thereof, entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: North Northwest Corporation  
Recorded: June 27, 2003  
Auditor's No. 200306270034, records of Skagit County, Washington  
Providing: Water Service Contract



201304160051  
Skagit County Auditor

**SCHEDULE "B"**  
Special Exceptions (Continued)

AMENDED by instrument(s):

Recorded: February 10, 2005

Auditor's No(s): 200502100041, records of Skagit County, Washington

17. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: September 12, 2003  
Auditor's No.: 200309120223, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 15, 2004, April 6, 2005, June 16, 2008 and March 3, 2010

Auditor's No(s): 200407150082, 200504060078, 200806160175 and 201003030089, records of Skagit County, records of Skagit County, Washington

18. 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 PLAT OF RIDGE AT MADDOX CREEK, A CONDOMINIUM PHASE 1:

Recording No: 200309120222

19. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 23, 2004

Recording No.: 200406230100

20. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by Maddox Creek Master Community Association.
22. Assessments, if any, levied by Ridge at Maddox Creek Condo Association.
23. Assessments, if any, levied by City of Mount Vernon.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half 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.

