

**When recorded return to:**

Gerald E. Erskine and Heide E. Erskine  
1419 Digby Place, Unit 310  
Mount Vernon, WA 98273



201306140034

Skagit County Auditor

\$76.00

6/14/2013 Page

1 of

5 10:28AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620019256

CHICAGO TITLE

620019256

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James W. Doyle and Susan Wardell, each as their separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Gerald E. Erskine and Heide E. Erskine, husband and wife

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

Unit 310, Building 2, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2, according  
to the Declaration thereof recorded September 12, 2003, under Auditor's File No. 200309120223,  
and any amendments thereto; and Survey and Map Plans thereof recorded April 6, 2005, under  
Auditor's File No. 200504060077, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122677 / 4852-000-310-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620019256, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 12, 2013

James W. Doyle  
James W. Doyle  
Susan Wardell  
Susan Wardell

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20132239

JUN 14 2013

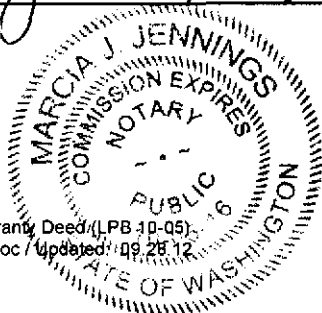
State of Washington  
County of Skagit

Amount Paid \$ 3,387.00  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that

James W. Doyle and Susan Wardell  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: June 12, 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



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

8. Easement, including terms and conditions thereof, granted by instrument  
Recorded: April 4, 2000  
Auditor's No.: 200004040010, records of Skagit County, Washington  
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



201306140034

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

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
- 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 contained in declaration(s) of restriction, 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: June 23, 2004  
Auditor's No(s): 200406230100, records of Skagit County, Washington
20. 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 2:  
  
Recording No: 200504060077
21. Notice contained in deed:  
  
Recording Date: September 29, 2006  
Recording No.: 200609290284  
Regarding: Skagit County Right to Farm Ordinance
22. City, county or local improvement district assessments, if any.
23. Assessments, if any, levied by Maddox Creek Master Community Association.
24. Assessments, if any, levied by Ridge at Maddox Creek Condo Association.
25. Assessments, if any, levied by City of Mount Vernon.



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

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.



201306140034