

When recorded return to:  
Rachelle Russo  
1822 Lindsay Loop  
Mount Vernon, WA 98274

201306280067  
Skagit County Auditor  
6/28/2013 Page 1 of 3 11:07AM  
\$74.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019108

CHICAGO TITLE  
620019108

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Peggy Carter, who acquired title as Peggy Dotlich, and Roger J. Carter, Wife and Husband

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

in hand paid, conveys, and warrants to Rachelle Russo, an unmarried person

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

Lot 11, MADDOX CREEK PUD 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): P109316 / 4681-000-011-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 22, 2013

Peggy Carter  
Peggy Carter

Roger J. Carter  
Roger J. Carter

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132492  
JUN 28 2013

Amount Paid \$ 5,434.<sup>00</sup>  
Skagit Co. Treasurer  
By MAM Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON

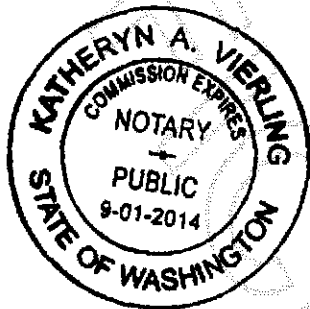
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

PEGGY CARTER & Roger J Carter

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 25, 2013



Kathryn A. Vierling  
Name: Kathryn A. Vierling  
Notary Public in and for the State of WA  
Residing at: STANWOOD  
My appointment expires: 9-01-2014



201306280067

## 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.

### 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.

