



201308260152

Skagit County Auditor \$74.00  
8/26/2013 Page 1 of 3 2:23PM

When recorded return to:  
Carolyn K. Vandeneuvel  
1303 Maddox Creek Road  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620019474 ✓

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) John F. Zrembski, a married man as his 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 Carolyn K. Vandeneuvel, an unmarried person  
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 4, Building Tract 88, "Creekside Condominium," according to the declaration thereof, recorded  
under Auditor's File No. 199911020015, and any amendments thereto, records of Skagit County,  
Washington.

Situate in Skagit County, Washington  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116179, 4740-088-004-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620019474, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 21, 2013

John F. Zrembski

State of Maryland  
St. Mary's County

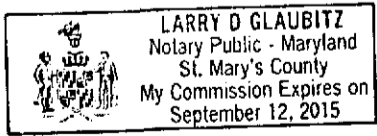
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20133444  
AUG 26 2013

Amount Paid \$ 3,120.00  
Skagit Co. Treasurer  
By mem Deputy

I certify that I know or have satisfactory evidence that  
John F. Zrembski  
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: 22 August 2013



Name: Larry D. Glaubitz, Notary  
Notary Public in and for the State of Maryland  
Residing at: 43284 Riverside Dr, Hollywood MD 20636  
My appointment expires: 09-12-2015

**SCHEDULE "B"**  
**Special Exceptions**

**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 **PLAT OF MADDOX CREEK P.U.D. PHASE I:**

Recording No: 9609090082

2. 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 **CREEKSIDE CONDOMINIUM TRACT 87 AND TRACT 88 MADDOX CREEK P.U.D. PHASE 1:**

Recording No: 199911020014

3. Covenants and restrictions contained in declaration 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 9, 1996  
Auditor's No.: 9609090083, records of Skagit County, Washington  
Executed By: City of Mount Vernon and InterWest Properties, Inc.

4. Covenants and restrictions contained in declaration 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.: 9609200055, records of Skagit County, Washington  
Executed By: InterWest Properties, Inc.

5. Covenants and restrictions contained in declaration 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.: 9609200054, records of Skagit County, Washington  
Executed By: InterWest Properties, Inc.

**Modification(s) of said covenants, conditions and restrictions**

Recording Date: November 3, 2000  
Recording No.: 200011030078

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: September 20, 1996  
Auditor's No.: 9609200054, records of Skagit County, Washington  
Imposed By: Maddox Creek Master Community Association

7. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium;

Recorded: November 2, 1999



**EXHIBIT "A"**

**Exceptions  
(continued)**

Auditor's No.: 199911020015, records of Skagit County, Washington

8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
9. City of Mount Vernon Washington - Sewer and/or Garbage Lien Notice;  
  
Recording Date: September 29, 2010  
Recording No.: 201009290074  
Amount: \$439.13
10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.
12. Dues, charges and assessments, if any, levied by Creekside Condominium Association.
13. Dues, charges and 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 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.



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