

When recorded return to:
Caitlin A. Savory
1417 Digby Place
Mount Vernon, WA 98274



Skagit County Auditor \$75.00
12/20/2013 Page 1 of 4 3:18PM

Recorded at the request of:

File Number: 106929

Statutory Warranty Deed

106929
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Marie L. Sims, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Caitlin A. Savory, an unmarried person** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lot D-25-A MTV Land Use LU-06-030 Maddox Creek PUD Phase 3

Tax Parcel Number(s): **P124824, 4900-004-025-0100**

Lot D-25-A, "MOUNT VERNON LAND USE NO. LU-06-030", approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-20 through D-25 (inclusive), "MADDOX CREEK P.U.D. PHASE 3", as per plat recorded on August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington, commonly known as View Crest Townhomes.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 12/11/2013

Marie Sims

Marie Sims

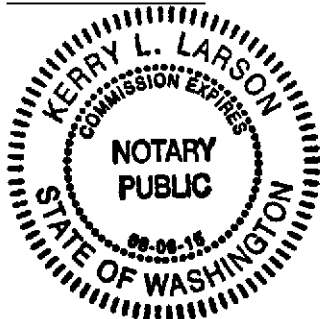
**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**
20135087
DEC 20 2013

Amount Paid *\$4,010.00*
Skagit Co. Treasurer
By *mlm* Deputy

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Marie Sims, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Dec. 13,
2013



Kerry Larson

Printed Name: Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 8/06/2015

EXHIBIT A

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 19, 1996
Recorded: September 20, 1996
Auditor's No: 9609200054
Executed by: Interwest Properties, Inc.

Supplemental Declaration recorded November 3, 2000 under Auditor's File No. 200011030078.

B. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Maddox Creek P.U.D. Phase 3
Recorded: August 14, 2000
Auditor's No.: 200008140137

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington, a municipal corporation
Dated: December 15, 1997
Recorded: December 17, 1997
Auditor's No: 9712170076
Purpose: Water pipeline
Area Affected: A non-exclusive 20 foot wide easement under and
across a portion Digby Place crossing Lots D21, D22,
D24, B9, B10, B11 and Tract H

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utilities District No. 1 of Skagit County,
Washington, a municipal corporation
Dated: March 20, 2000
Recorded: April 4, 2000
Auditor's No: 200004040010
Purpose: Water pipeline
Area Affected: A non-exclusive 20 foot wide easement over, under
and across a portion of Lot B12

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 2, 2000
Recorded: November 3, 2000
Auditor's No: 200011030078
Executed by: InterWest Properties, Inc.

Supplementary Declaration of Covenants and Restrictions of Maddox Creek Adding Additional Property to Existing Declaration.



201312200115

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 17, 2002
Recorded: January 22, 2002
Auditor's No.: 200201220124
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."
Area Affected: Parcel "A" - Lots B13, B14, C19, D20 through D25 , MADDOX CREEK P.U.D. Phase 3 and Parcel "B" - Lot B9 , MADDOX CREEK P.U.D. Phase 3

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 21, 2006
Recorded: July 27, 2006
Auditor's No.: 200607270146
Executed By: RGN Construction, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 4, 2006
Recorded: October 30, 2006
Auditor's No.: 200610300168

I. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Mount Vernon Land Use No. LU 06-050
commonly known as View Crest Townhomes
Recorded: July 27, 2006
Auditor's No.: 200607270145

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington, Inc.
Dated: June 21, 2006
Recorded: February 14, 2007
Auditor's No.: 200702140053
Purpose: Communication Lines
Area Affected: Lot D-20 and D-21

K. Any tax, fee, assessments or charges as may be levied by Maddox Creek Master Community Association.

L. Any tax, fee, assessments or charges as may be levied by View Crest Townhouse Association.



201312200115

Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot D-25-A, "MOUNT VERNON LAND USE NO. LU-06-030", approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-20 through D-25 (inclusive), "MADDOX CREEK P.U.D. PHASE 3", as per plat recorded on August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington, commonly known as View Crest Townhomes.



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