



201407240048

Skagit County Auditor

\$77.00

7/24/2014 Page

1 of

6 11:42AM

When recorded return to:
Alan O Martin and Beverly L Martin
1419 Digby Place Unit 304
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620021896

CHICAGO TITLE 620021896

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rosario Investments, 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 Alan O Martin and Beverly L Martin, a married couple

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

Unit 304, 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): P122671 / 4852-000-304-0000

Subject to:

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

Dated: July 22, 2014

Rosario Investments, LLC

BY: Judy Grosvenor
Judy Grosvenor
Manager

BY: Richard Grosvenor
Richard Grosvenor
Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142640

JUL 24 2014

Amount Paid \$ 2675.⁰⁰
Skagit Co. Treasurer
By Man Deputy

STATUTORY WARRANTY DEED
(continued)

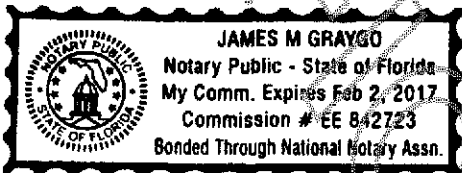
State of Florida

County of Charlotte

I certify that I know or have satisfactory evidence that

JUDY GROSVENOR and RICHARD GROSVENOR
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 Manager of Rosario Investments, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: 7-23-2014



James M. Graygo
Name: James M. Graygo
Notary Public in and for the State of Florida
Residing at: LEE COUNTY, FL
My appointment expires: 2/2/2017

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that _____

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 Manager of Rosario Investments, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____



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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:
Recorded: September 9, 1996
Auditor's No(s): 9609090083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.
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 20, 1996
Auditor's No(s): 9609200055, records of Skagit County, Washington
Executed By: 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): 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
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



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EXHIBIT "A"

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



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EXHIBIT "A"

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: August 1, 2005
Recording No.: 200508010147
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.



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EXHIBIT "A"

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.



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