

When recorded return to:  
John R. Close, Jr.  
1408 Lindsay Loop Unit 5  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 108736



201502200043

Skagit County Auditor

\$74.00

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### Statutory Warranty Deed

108736  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Richard C. Chapman and Michael E. Chapman, as Co-Trustees of the Chapman Trust dated January 31, 1997 and amended on January 30, 2004 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John R. Close, Jr., a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 5 Building 2 Maddox Highlands Condominium II

Tax Parcel Number(s): P119428, 4798-002-005-0000

Unit 5, Building 2, "MADDOX HIGHLANDS CONDOMINIUM II", (a condominium) according to Declaration thereof recorded August 5, 2002, under Auditor's File No. 200208050149, records of Skagit County, Washington and Amended Survey Map and Plans thereof recorded under Auditor's File No. 200208050148, records of Skagit County, Washington; being a portion of Lots B-13 and B-14, "MADDOX CREEK P.U.D. Phase 3", according to the plat thereof, recorded August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 2-19-15

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015501

FEB 20 2015

The Chapman Trust

By: Richard C. Chapman, Trustee

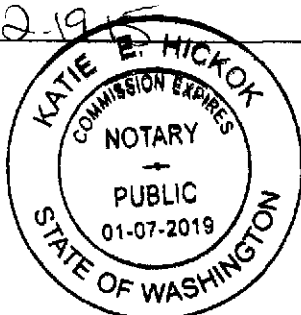
By: Michael E Chapman, Trustee

Amount Paid \$3921.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard C. Chapman and Michael E. Chapman is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Co-Trustees of The Chapman Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-19-15



Katie Hickok

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2019

Exhibit A

**EXCEPTIONS:**

A. Agreement regarding formation of Local Improvement District dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

B. 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.

Supplementary Declaration of Covenants and Restrictions of Maddox Creek adding additional property to existing Declaration recorded November 3, 2000, under Auditor's File No. 200011030078.

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

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 of Digby Place crossing Lots D21, D22, D24, B9, B10, B11 and Tract H.

E. 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; and Maddox Creek P.U.D. Phase 3

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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F. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Maddox Highlands Condominium II, or any amendment thereto or under the bylaws adopted pursuant to said Declaration.

G. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.

H. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34) and as may be hereafter amended.

I. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: August 5, 2002  
Auditor's File No: 200208050149

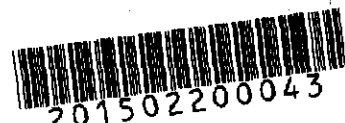
J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.  
Dated: February 1, 2002  
Recorded: September 27, 2002  
Auditor's No: 200209270013  
Purpose: Construction, installation and maintenance of cable facilities  
Area Affected: Not disclosed

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

Plat/Subdivision Name: Maddox Highlands Condominium II  
Recorded: August 5, 2002  
Auditor's No: 200208050148

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