



201503310138

When recorded return to:
Douglas L. Catton and Sarah M. Catton
3315 Shelly Hill Road
Mount Vernon, WA 98274

Skagit County Auditor \$73.00
3/31/2015 Page 1 of 2 3:29PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023062

CHICAGO TITLE
620023062

STATUTORY WARRANTY DEED

THE GRANTOR(S) William G. Hance and Sumittra K Hance, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Douglas L. Catton and Sarah M. Catton, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 66, "MADDOX CREEK P.U.D., PHASE 1," according to the plat thereof, recorded in Volume 16
of Plats, Pages 121 through 130, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P109360, 4681-000-066-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023062, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: March 18, 2015

William G. Hance
William G. Hance

Sumittra K Hance
Sumittra K Hance

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 1014
MAR 31 2015

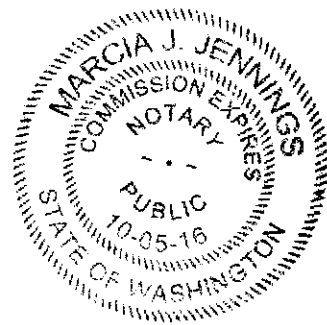
Amount Paid \$6493.10
Skagit Co. Treasurer
By TD Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
William G. Hance and Sumittra K. Hance
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: March 26, 2015

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016



SCHEDULE "B"

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 MADDOX CREEK PUD PHASE I:
Recording No: 9609090082
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 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 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
Executed By: InterWest Properties, Inc.
4. 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: 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. Skagit County Right To Farm Ordinance as disclosed in instrument;
Recording Date: February 12, 2002
Recording No.: 200202120041
Affects: Said premises
7. Assessments, if any, levied by City of Mount Vernon.
8. Assessments, if any, levied by Maddox Creek Master Community Association.
9. City, county or local improvement district assessments, if any.
10. 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.