



201504210048

Skagit County Auditor

\$75.00

4/21/2015 Page

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4 1:47PM

When recorded return to:

Jennifer C. Messina
1416 Lindsay Loop 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.: 620023158

CHICAGO TITLE 626023158**STATUTORY WARRANTY DEED**

THE GRANTOR(S) ~~Constantine E. Nedelcu~~ and Roxana Nedelcu, 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 Jennifer Messina, an unmarried woman
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 304, Building 1, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 1, according
to the Declaration thereof recorded September 12, 2003, under Auditor's File No. 200309120223
and any amendments thereto, and Survey Map and Plans thereof recorded September 12, 2003,
under Auditor's File No. 200309120222, records of Skagit County, Washington.

Situating in Skagit County, Washington.

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

Tax Parcel Number(s): P120844 / 4822-001-304-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023158, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: April 17, 2015

Constantine E. Nedelcu

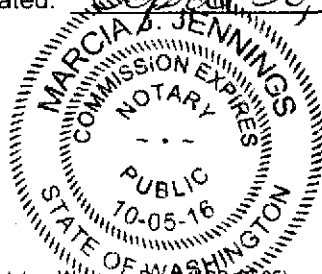
Roxana Nedelcu

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151288
APR 21 2015

State of Washington
County of Skagit

Amount Paid \$2,440.⁰⁴
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that
Constantine E. Nedelcu and Roxana Nedelcu
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: April 20, 2015

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

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 1.
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): 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.
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
8. Easement, including terms and conditions thereof, granted by instrument
Recorded: April 4, 2000

SCHEDULE "B"

Exceptions (continued)

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
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

SCHEDULE "B"

Exceptions
(continued)

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. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by Maddox Creek Master Community Association.
22. Assessments, if any, levied by Ridge at Maddox Creek Condo Association.
23. Assessments, if any, levied by City of Mount Vernon.
24. 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.