

When recorded return to:  
Brian Shepherd and Sophia Shepherd



201504300178

Skagit County Auditor \$76.00  
4/30/2015 Page 1 of 5 3:55PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109205

**Statutory Warranty Deed**

109205-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR RGN Construction, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian Shepherd and Sophia Shepherd, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot D-23-B (Revised) Mount Vernon Land Use No. LU 06-030, BLA Auditor's File No. 200802140087

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P124815, 4900-004-023-0200

Dated 4/28/15

RGN Construction

[Signature]  
By: Richard Nord, Authorized Agent

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151487  
APR 30 2015

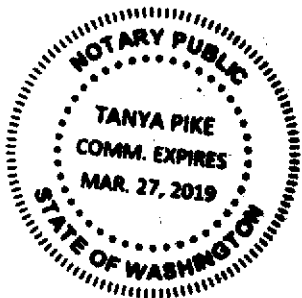
Amount Paid \$ 4,010.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that RGN Construction, 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: 4/28/2015

[Signature]  
Printed Name: ~~Retic Hickok~~ Tanya Pike  
Notary Public in and for the State of Washington  
Residing at Mount Vernon, WA  
My appointment expires: ~~1/07/2019~~ 3/27/2019



**EXHIBIT A**

Lot D-23-B, (Revised) "MOUNT VERNON LAND USE NO. LU 06-030," by Boundary Line Adjustment recorded February 14, 2008 under Auditor's File No. 200802140087, and approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, "MADDOX CREEK P.U.D. PHASE 3," as per Mount Vernon Land Use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast ¼ of Section 28, Township 34 North, Range 4 East, of W.M., and being more particularly described as follows:

Commencing at the Southerly most corner of said Lot D-23-R;  
thence North 54°38'47" East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;  
thence North 36°16'52" West for a distance of 72.19 feet;  
thence North 53°43'08" East for a distance 35.00 feet;  
thence North 36°16'52" West for a distance of 3.00 feet;  
thence North 53°43'08" East for a distance of 20.19 feet;  
thence North 36°16'52" West for a distance of 3.00 feet;  
thence North 53°43'08" East for a distance of 20.19 feet;  
thence North 36°16'52" West for a distance of 5.00 feet to the TRUE POINT OF BEGINNING;  
thence North 53°43'08" East for a distance of 20.19 feet, more or less, to a point on the Westerly line of Lot D-23-A Revised;  
thence South 36°16'52" East along said Southwesterly line, or line extended, for a distance of 55.00 feet;  
thence South 53°43'08" West for a distance of 20.19 feet, more or less, to a point bearing South 36°16'52" East from the TRUE POINT OF BEGINNING;  
thence North 36°16'52" West for a distance of 55.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

# Exhibit B

## SCHEDULE "B-1"

### 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, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: September 20, 1996  
Auditor's No. 9609200054

Supplemental 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 TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,  
a municipal corporation  
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. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utilities District No. 1 of Skagit County, Washington,  
a municipal corporation  
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

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

Recorded: November 3, 2000  
Auditor's No.: 200011030078

H. EASEMENT AND PROVISIONS THEREIN:

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

I. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, 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 BY THE FOLLOWING:

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

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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

K. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200802140087.

L. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey  
Recorded: March 4, 2008  
Auditor's No.: 200803040069

- M. Any assessment, charge or fee as may be levied by Maddox Creek Master Community Association.
- N. Any assessment, charge or fee as may be levied by View Crest Townhouse Association.