

When recorded return to:  
Thomas G. Richardson and Sharon K. Richardson  
1303 Maddox Creek Road  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109242



201505220096

Skagit County Auditor  
5/22/2015 Page

\$73.00  
1 of 2 2:08PM

### Statutory Warranty Deed

A109242-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Janice M. Ebeling, Trustee of The Walter and Janice Ebeling Family Trust dated April 20, 2015, a restatement of the Trust dated December 17, 2002 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas G. Richardson and Sharon K. Richardson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Unit 3 Building 88 Creekside Condominium

Tax Parcel Number(s): P116178, 4740-088-003-0000

Unit 3, Building Tract 88, "CREEKSIDE CONDOMINIUM," according to Declaration thereof recorded under Auditor's File No. 199911020015 and Survey Map and Plans thereof recorded under Auditor's File No. 199911020014, 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 5/12/2015

Walter and Janice Ebeling Family Trust

*Janice Ebeling*  
By: Janice M. Ebeling, Trustee

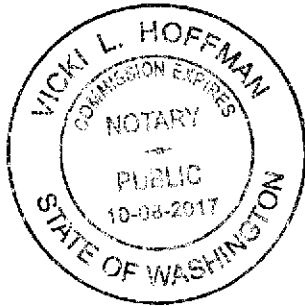
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151854  
MAY 22 2015

Amount Paid \$ 3,191.<sup>20</sup>  
By: *MM* Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Janice M. Ebeling is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of the Walter and Janice Ebeling Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-19-15



*Vicki L. Hoffman*  
Notary Public in and for the State of Washington  
Residing at COPEVILLE  
My appointment expires: 10-8-17

## 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.

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

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

Plat/Subdivision Name: Creekside Condominium  
Recorded: November 2, 1999  
Auditor's No: 199911020014

E. 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: November 2, 1999  
Auditor's File No: 199911020015

F. 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.

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Maddox Creek PUD Phase I  
Recorded: September 09, 1996  
Auditor's No.: 9609090082

H. Any tax, fee, assessments or charges as may be levied by Maddox Creek Master Community Association.

I. Any tax, fee, assessments or charges as may be levied by Creekside Condominium Association.