

When recorded return to:
Paul R. Whelan
1605 Lindsay Loop
Mount Vernon, WA 98273



Skagit County Auditor
6/5/2015 Page

1 of

\$73.00
2 11:59AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023998

CHICAGO TITLE
620023998

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vince Hughes and Cheryl Hughes, 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 Paul R. Whelan, an unmarried individual
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 43, MADDOX CREEK P.U.D. PHASE I, according to the plat thereof, recorded in Volume 16 of
Plats, pages 121 through 130, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P109337 / 4681-000-043-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Order 620023998, Schedule B, Special Exceptions, which are attached hereto and made
a part hereof.

Dated: June 2, 2015

Vince Hughes
Vince Hughes

Cheryl Hughes
Cheryl Hughes

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 2061
JUN 05 2015

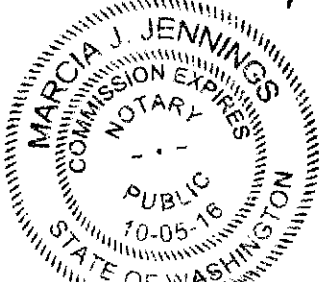
Amount Paid \$ 6439.70
Skagit Co. Treasurer
By HB Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Vince Hughes and Cheryl Hughes are the
persons who appeared before me, and said persons acknowledged that they signed this instrument
and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this
instrument.

Dated: June 2, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
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:**
Recording No.: 9609090082
2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition 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 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, condition 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(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, condition 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(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. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.
8. Assessments, if any, levied by Maddox Creek Master Community Association.

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.