



201510220057

Skagit County Auditor \$77.00
10/22/2015 Page 1 of 5 2:38PM

When recorded return to:
Shawn E. Servoss
1520 Lindsay Loop Road #1
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.: 620025011

CHICAGO TITLE

620025011

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonnie K. Campbell, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Shawn E. Servoss, a single woman

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 1, Building 3, MADDOX HIGHLANDS CONDOMINIUM I, LOT B9, according to the Declaration thereof recorded January 23, 2001, under Auditor's File No. 200101230038, and any amendments thereto, And Amended Survey Map and Plans thereof recorded September 12, 2003, under Auditor's File No. 200309120221, records of Skagit County Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117731 / 4773-003-001-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 21, 2015

Bonnie K Campbell

Bonnie K. Campbell

2015 4333
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 22 2015

Amount Paid \$ 3921.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that

Bonnie K. Campbell
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: 10/22/15

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

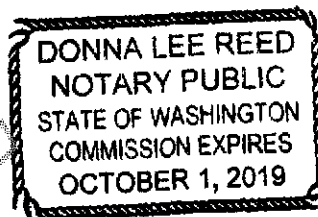


EXHIBIT "A"
Exceptions

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: 199609090082

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 PHASE 3:

Recording No: 200008140137

EXHIBIT "A"

Exceptions (continued)

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. 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
9. 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 and January 21, 2003
Auditor's No.: 200101260084 and 200301210025, records of Skagit County, Washington
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3
10. 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
11. 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 MADDUX HIGHLANDS CONDOMINIUM PHASE 1:

Recording No: 200101230037
12. 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 Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
13. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

EXHIBIT "A"

Exceptions (continued)

14. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in ByLaws;
Recorded: January 23, 2001 and January 21, 2003
Auditor's No.: 200101230039 and 200301210026, records of Skagit County, Washington
15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 I, LOT B9:

Recording No: 200309120221
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Maddox Creek Master Community Association.
18. Dues, charges, and assessments, if any, levied by Maddox Highlands Condominium Association.
19. Liability to future assessments, if any, levied by the City of Mount Vernon.

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.