

When recorded return to:
Patricia Messina
1419 Digby Place
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 110497



201512210094

Skagit County Auditor \$76.00
12/21/2015 Page 1 of 4 3:28PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR The Heirs and Devisees of Hattie A. Torset, who also appears of record as Hattiedarlene Adrienne Torset, deceased for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Patricia Messina, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 307, Building 2, "The Ridge at Maddox Creek, a Condo. PH. 2"

Tax Parcel Number(s): P122674, 4852-000-307-0000

Unit 307, Building 2, "THE RIDGE AT MADDOX CREEK, A CONDOMINIUM, PHASE 2," according to the Amended Declaration thereof recorded April 6, 2005, under Auditor's File No. 200504060078, and Survey Map and Plans thereof recorded April 6, 2005, under Auditor's File No. 200504060077, records of Skagit County, Washington; being a portion of Lot B-12, Maddox Creek P.U.D. Phase 3, according to the plat thereof recorded August 14, 2000, under Auditor's File No. 200008140137, 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

December 14, 2015

Estate of Hattie Torset

Julia Marie Hendershot
By: Julia Marie Hendershot, Personal Representative

Kimberly Ann Woodmansee
By: Kimberly Ann Woodmansee, Personal Representative

STATE OF Washington }
COUNTY OF Skagit } SS:

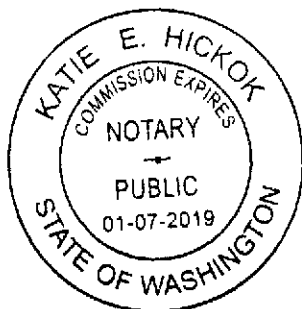
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20155139
DEC 21 2015

Amount Paid \$ 3654.⁰⁰
Skagit Co. Treasurer
By Tham Deputy

I certify that I know or have satisfactory evidence that Julia Marie Hendershot and Kimberly Ann Woodmansee is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Personal Representative of Eestate of Hattie Torset, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

12-14-15



Katie Hickok

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2019

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 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.

AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS WERE MANEDED AS FOLLOWS:

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

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

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utilities District No. 1 of Skagit County,
Washington, a municipal corporation
Dated: March 28, 2000
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

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

Dated: November 2, 2000
Recorded: November 3, 2000
Auditor's No: 200011030078
Executed by: InterWest Properties, Inc.

Supplementary Declaration of Covenants and Restrictions of Maddox Creek Adding Additional Property to Existing Declaration.

F. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Maddox Creek Condominium, or any amendment thereto or under the bylaws adopted pursuant to said Declaration.

G. 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.

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 17, 2002
Recorded: January 22, 2002
Auditor's No.: 200201220123
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Lot B-12 Maddox Creek P.U.D. Phase 3

I. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Nord Northwest Corporation or its successor or assigns
Dated: June 24, 2003
Recorded: February 10, 2005
Auditor's No.: 200502100041
Regarding: Water Service Contract

This agreement amends and supersedes that agreement recorded June 27, 2003 under Auditor's File No. 200306270034.

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

Dated: June 15, 2004
Recorded: June 23, 2004
Auditor's No.: 200406230100
Executed By: Nord Northwest Corporation

K. TERMS AND CONDITIONS OF DECLARATION—THE RIDGE AT MADDOX CREEK CONDOMINIUMS ASSOCIATION:

Recorded: September 12, 2003
Auditor's No.: 200309120223

A "First Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded July 15, 2004 under Auditor's File No. 200407150082.

A "Second Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded April 6, 2005 under Auditor's File No. 200504060078.

A "Third Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded June 16, 2008 under Auditor's File No. 200806160175.

A "Fourth Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded March 3, 2010 under Auditor's File No. 201003030089.

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:	The Ridge at Maddox Reek, a Condominium, Phase 2
Recorded:	April 6, 2005
Auditor's No.:	200504060077