

When recorded return to:
Jeanie M. Schemm
1303 Maddox Creek Road Unit 1
Mount Vernon, WA 98274



201605050097
Skagit County Auditor 1 of 5 \$77.00
5/5/2016 Page 1 of 5 3:31PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026958

CHICAGO TITLE

620026958

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard G. Nord, Sr. and Dawn M. Nord, 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 Jeanie M. Schemm, a single person

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

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

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

Unit(S): 1 BLD 88 Condo: CREEKSIDE CONDO

Tax Parcel Number(s): P116176 / 4740-088-001-0000

Subject to:

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

Dated: May 3, 2016

Richard G. Nord, Sr.

Dawn M. Nord

20161778
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 05 2016

Amount Paid \$ 3867.60
Skagit Co. Treasurer
By YF Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard G. Nord, Sr. and Dawn M. Nord 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: May 4, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116176 / 4740-088-001-0000

Unit 1, 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.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 **PLAT OF MADDOX CREEK P.U.D. PHASE I:**

Recording No: 9609090082

2. 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 **CREEKSIDE CONDOMINIUM TRACT 87 AND TRACT 88 MADDOX CREEK P.U.D. PHASE 1:**

Recording No: 199911020014

3. Covenants and restrictions contained in declaration 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 9, 1996

Auditor's No.: 9609090083, records of Skagit County, Washington

Executed By: City of Mount Vernon and InterWest Properties, Inc.

4. Covenants and restrictions contained in declaration 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.: 9609200055, records of Skagit County, Washington

Executed By: InterWest Properties, Inc.

5. Covenants and restrictions contained in declaration 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.: 9609200054, records of Skagit County, Washington

Executed By: InterWest Properties, Inc.

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000

Recording No.: 200011030078

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: September 20, 1996

Auditor's No.: 9609200054, records of Skagit County, Washington

Imposed By: Maddox Creek Master Community Association

7. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium;

EXHIBIT "B"

Exceptions (continued)

Recorded: November 2, 1999
Auditor's No.: 199911020015, records of Skagit County, Washington

8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.
11. Dues, charges and assessments, if any, levied by Creekside Condominium Association.
12. Dues, charges and assessments, if any, levied by Maddox Creek Master Community Association.