

When recorded return to:
Robert C. Snow and Ellen G. Snow
1508 Lindsay Loop Unit 101
Mount Vernon, WA 98274



201605310170

Skagit County Auditor \$77.00
5/31/2016 Page 1 of 5 11:49AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620026172

CHICAGO TITLE

020026172

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack Cummings and Connie Cummings, husband and wife and Elizabeth Becker, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Robert C. Snow and Ellen G. Snow, husband and wife

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

Unit 101, Building 2, MADDOX HIGHLANDS CONDOMINIUM I PHASE I, according to the Declaration thereof recorded January 23, 2001, under Auditor's File No. 200101230038, and any amendments thereto, And Survey Map and Plans thereof recorded January 23, 2001, under Auditor's File No. 200101230037, records of Skagit County Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117721,

Subject to:

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

Dated: May 10, 2016

Jack Cummings

Connie Cummings

Elizabeth Becker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2169

MAY 31 2016

Amount Paid \$3832.00
Skagit Co. Treasurer
By: HB Deputy

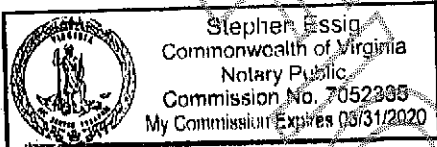
STATUTORY WARRANTY DEED
(continued)

State of VA
CITY of Norfolk

I certify that I know or have satisfactory evidence that

ELIZABETH BECKER
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: 20 May 2016



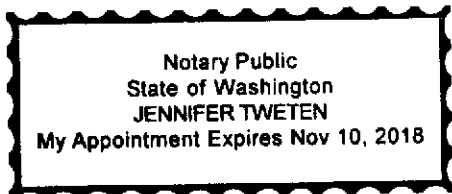
Name: STEPHEN ESSIG
Notary Public in and for the State of VA
Residing at: 881 SHELTON RD. NEWPORT NEWS, 23008
My appointment expires: 3-31-2020

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Jack Cummings and Connie Cummings
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: May 27, 2016



Name: Jennifer Tweten
Notary Public in and for the State of Washington
Residing at: Snohomish, WA
My appointment expires: 11-10-2018

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
7. Easement, including the terms and conditions thereof, granted by instrument
Recorded: December 17, 1997

EXHIBIT "A"

Exceptions (continued)

- 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: Intervest 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 MADDOX 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.
14. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in ByLaws;

EXHIBIT "A"

Exceptions
(continued)

Recorded: January 23, 2001
Auditor's No.: 200101230039, records of Skagit County, Washington