



201607120017

Skagit County Auditor

\$80.00

7/12/2016 Page

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8 11:42AM

When recorded return to:

Joni L. Gordon
1419 Digby Place #306
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.: 620025782

CHICAGO TITLE**620025782****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Margaret Cheney-Hepner, a married person as her sole and separate property
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Joni L. Gordon, an *unmarried 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): 306 BLD 2 Condo: RIDGE AT MADDOX CREEK A CONDO PH. 2

Tax Parcel Number(s): P122673 / 4582-000-306-0000

Subject to:

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

Dated: July 5, 2016

Margaret Cheney-Hepner
Margaret Cheney-Hepner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2906
JUL 12 2016

Amount Paid \$2292.30
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of ~~WASHINGTON~~
County of ~~SKAGIT~~

~~IDAHO~~ C.T.
~~BONNER~~ C.T.

I certify that I know or have satisfactory evidence that Margaret Cheney-Hepner is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/17/16

Name: Cindy Lee Tyner
Notary Public in and for the State of IDAHO
Residing at: Notarial Convey
My appointment expires: 9/9/21

CINDY LEE TYNER
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122673 / 4582-000-306-0000

Unit 306, Building 2, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2, according to the Declaration thereof recorded September 12, 2003, under Auditor's File No. 200309120223, and any amendments thereto; and Survey and Map Plans thereof recorded April 6, 2005, under Auditor's File No. 200504060077, 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 MADDOX CREEK PUD PHASE 1:
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

EXHIBIT "B"

Exceptions (continued)

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 PH. 3:

Recording No: 200008140137

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. Easement, including terms and conditions thereof, granted by instrument
Recorded: April 4, 2000
Auditor's No.: 200004040010, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Water pipeline

9. 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

10. 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

EXHIBIT "B"

Exceptions (continued)

And in Amendments thereto

Recorded: January 26, 2001
Auditor's No.: 2000101260084, records of Skagit County, Washington
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3

11. 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
12. 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
13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in ByLaws;
Recorded: January 23, 2001
Auditor's No.: 200101230039, records of Skagit County, Washington
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3
14. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 22, 2002
Auditor's No(s): 200201220123, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
15. 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 Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
16. Agreement, including the terms and conditions thereof; entered into;
By: Public Utility District No. 1 of Skagit County
And Between: North Northwest Corporation

EXHIBIT "B"

Exceptions (continued)

Recorded: June 27, 2003
Auditor's No.: 200306270034, records of Skagit County, Washington
Providing: Water Service Contract

AMENDED by instrument(s):

Recorded: February 10, 2005
Auditor's No(s): 200502100041, records of Skagit County, Washington

17. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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 12, 2003
Auditor's No.: 200309120223, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 15, 2004, April 6, 2005, June 16, 2008 and March 3, 2010
Auditor's No(s): 200407150082, 200504060078, 200806160175 and 201003030089,
records of Skagit County, records of Skagit County, Washington

18. 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 RIDGE AT MADDOX CREEK, A CONDOMINIUM PHASE 1:

Recording No: 200309120222

19. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: June 23, 2004
Auditor's No(s): 200406230100, records of Skagit County, Washington

20. 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 RIDGE AT MADDOX CREEK, A CONDOMINIUM, PHASE 2:

EXHIBIT "B"

Exceptions (continued)

Recording No: 200504060077

21. City, county or local improvement district assessments, if any.
22. Assessments, if any, levied by Maddox Creek Master Community Association.
23. Assessments, if any, levied by Ridge at Maddox Creek Condo Association.
24. Assessments, if any, levied by City of Mount Vernon.