

When recorded return to:
Delbert D. Wedell and R. Sharon Wedell
1408 Lindsay Loop Unit 5
Mount Vernon, WA 98274



201609280104

Skagit County Auditor

\$80.00

9/28/2016 Page

1 of

8 1:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028645

CHICAGO TITLE

620028645

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**
20164415
SEP 28 2016

Amount Paid \$4027.⁸⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) John R Close, Jr, an unmarried person, as his 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 Delbert D. Wedell and R. Sharon Wedell, a married couple
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): 5 BLD 2 Condo: MADDOX HIGHLANDS CONDO II Tax/Map ID(s):

Tax Parcel Number(s): P119428 / 4798-002-005-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 22, 2016



John R Close, Jr.

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John R Close, Jr is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/23/16



Name: Donna Lee Reed

Notary Public in and for the State of Washington

Residing at: Chapelle, WA

My appointment expires: 10/1/2019

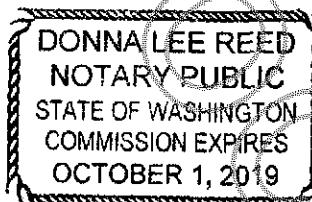


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119428 / 4798-002-005-0000

Unit 5, Building 2, Maddox Highlands Condominium II (a condominium), according to Declaration hereof recorded August 5, 2002, under Auditor's File No. 200208050149, records of Skagit County, Washington And Amended Survey Map and Plans thereof recorded under Auditor's File No. 200208050148, records of Skagit County, Washington; being a portion of Lots B-13 and B-14, 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.

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:

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

EXHIBIT "B"

Exceptions (continued)

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
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

EXHIBIT "B"

Exceptions (continued)

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

And in Amendments thereto

Recorded: January 26, 2001

Auditor's No.: 200101260084, 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 MADDUX HIGHLANDS CONDOMINIUM PHASE 1:

Recording No: 200101230037

EXHIBIT "B"

Exceptions
(continued)

13. 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
14. 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: August 5, 2002
Auditor's No.: 200208050149, records of Skagit County, Washington
15. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
16. Easement and agreement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 27, 2002
Auditor's No(s): 200209270013, records of Skagit County, Washington
In favor of: TCI Cablevision of Washington, Inc.
For: MDU Broadband Services
17. 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 II:

Recording No: 200208050148
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Maddox Creek Master Community Association.

EXHIBIT "B"

Exceptions (continued)

20. Dues, charges, and assessments, if any, levied by Maddox Highlands Condominium Association.
21. Liability to future assessments, if any, levied by the City of Mount Vernon.