



201612160180

Skagit County Auditor
12/16/2016 Page

1 of

\$75.00
3 3:24PM

When recorded return to:
Lisa Lynn Aufderheide
1400 Lindsay Loop Unit 2
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 112762

Statutory Warranty Deed

112762

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Barbara Isham, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lisa Lynn Aufderheide, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 2, Building 1, Maddox Highlands Condo. II

Tax Parcel Number(s): P119420, 4798-001-002-0000

Unit 2, Building 1, 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.

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 described in Exhibit "A" attached hereto

Dated 14 Dec 16

B L Isham
Barbara L. Isham

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX20161216
DEC 16 2016

Amount Paid \$ 7120.00

Skagit Co. Treasurer

By MB DeputySTATE OF Utah
COUNTY OF Salt Lake } SS:

I certify that I know or have satisfactory evidence that Barbara L. Isham, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Dec. 14, 2016

Hazelle Bretzing
Printed Name: Hazelle Bretzing
Notary Public in and for the State of Utah
Residing at Salt Lake
My appointment expires: 7-16-19

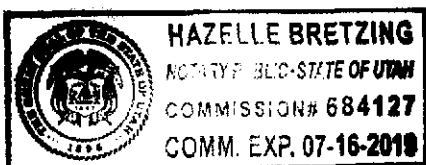


Exhibit A
SCHEDULE "B-1"

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.

Supplementary Declaration of Covenants and Restrictions of Maddox Creek adding additional property to existing Declaration recorded November 3, 2000, under Auditor's File 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 Utility District No. 1 of Skagit County, Washington, a
Municipal Corporation
Dated: December 15, 1997
Recorded: December 17, 1997
Auditor's No: 9712170076
Purpose: Water pipeline
Area Affected:

A non-exclusive 20-foot wide easement under and across a portion of Digby Place crossing Lots D21, D22, D24, B9, B10, B11 and Tract H.

E. 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: 200201220124
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected:

Parcel "A" - Lots B13, B14, C19, D20 through D25; Maddox Creek P.U.D. Phase 3; and Parcel "B" - Lot B9; and Maddox Creek P.U.D. Phase 3

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

G. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.

H. 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.

I. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration:

Recorded: August 5, 2002
Auditor's File No: 200208050149

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.
Dated: February 1, 2002
Recorded: September 27, 2002
Auditor's No: 200209270013
Purpose: Construction, installation and maintenance of cable facilities
Area Affected: Not disclosed

K. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Maddox Highlands Condominium II
Recorded: August 5, 2002
Auditor's No: 200208050148