

When recorded return to:
Kathleen Anne McNulty
2020 Lindsay Loop
Mount Vernon, WA 98274



201704180045

Skagit County Auditor \$76.00
4/18/2017 Page 1 of 4 1:46PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245390360

CHICAGO TITLE

W20029945

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary A. Skipton , as her separate estate and surviving spouse of Jerry B. Skipton, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Kathleen Anne McNulty, an unmarried person

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

Lot 68, Maddox Creek P.U.D. Phase 1, according to the plat thereof, recorded in Volume 16 of plats, pages 121 to 130, inclusive, records of Skagit county, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P109362

SUBJECT TO: Exhibit A attached hereto and made a legal part hereof

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171577
APR 18 2017

Amount Paid \$ 8460.⁰⁰
Skagit Co. Treasurer
By *Mon* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 5, 2017

M. A. Skipton
Mary A. Skipton

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mary A. Skipton 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: APR 5 2017
Name: Leah J. Richardson
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8-29-2020

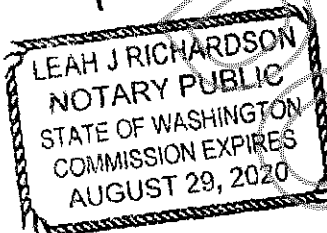


EXHIBIT A

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 I:

Recording No: 9609090082

Power of Attorney and Agreement Regarding Formation of Local Improvement District, including the terms, covenants and provisions thereof,

Recording Date: September 9, 1996
Recording No.: 9609090083

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 20, 1996
Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000
Recording No.: 200011030078

Public Notice Regarding Remediated Landfill Sites, including the terms, covenants and provisions thereof;

Recording Date: September 20, 1996
Recording No.: 9609200055

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Maddox Creek Master Community Association
Recording Date: September 20, 1996
Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000
Recording No.: 200011030078

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Pedestrian and bicycle ingress and egress
Recording Date: July 21, 1999
Recording No.: 9907210058
Affects: Portion of said premises and other property

A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$280,000.00
Dated: May 24, 2012
Trustor/Grantor: Jerry B. Skipton and Mary A. Skipton, husband and wife
Trustee: Northwest Trustee Services, LLC
Beneficiary: Wells Fargo Bank, N.A.
Recording Date: May 31, 2012
Recording No.: 201205310039
Affects: Said premises