



201704210053

Skagit County Auditor \$75.00
4/21/2017 Page 1 of 3 10:22AM

When recorded return to:
Ma Joanna Riza C. Jamco and Jefferson D. Eguita
1520 Lindsay Loop
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 113584

Statutory Warranty Deed

113584

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Barbara Jensen formerly Barbara Hamburg who also appears of record as Barbara Thompson, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Ma Joanna Riza C. Jamco, an unmarried person and Jefferson D. Eguita, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 2, Building 3, Maddox Highlands Condo. 1, Phase 1

Tax Parcel Number(s): P120811, 4773-003-002-0000

Unit 2, Building 3, "MADDOX HIGHLANDS CONDOMINIUM 1, PHASE 1", according to Declaration thereof recorded January 21, 2003, under Auditor's File No. 200301210025 and (Amended) Survey Map and Plans thereof recorded September 12, 2003 under Auditor's File No. 200309120221, 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 4-18-17

Barbara Jensen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171636
APR 21 2017

Amount Paid \$ 4633.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Barbara Jensen, 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: 4-18-17

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019

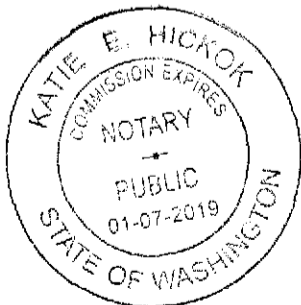


Exhibit A

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

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 II.

E. 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.

F. 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.

G. 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.

H. 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

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS 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
Area Affected: Affects Common areas

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington
Dated: March 14, 2001
Recorded: October 1, 2001
Auditor's No: 200110010016
Purpose: To operate and maintain the Facilities, provide those Services, to, over and upon the property described
Area Affected: 1508 Lindsay Loop, Lot B10, Maddox Creek PUD Phase III, Skagit Co., 1422 Digby Place, Lot B11, Maddox Creek PUD Phase III, Skagit Co.

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

Plat/Subdivision Name: Maddox Highlands Condominium, Phase I
Recorded: January 23, 2001
Auditor's No: 200101230037

L. TERMS COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS AND LIABILITY FOR ASSESSMENTS CONTAINED IN DECLARATION OF CONDOMINIUM;

Recorded: January 23, 2001
Auditor's No.: 200101230038

AND IN AMENDMENT THERETO:

Recorded: January 26, 2001
Auditor's No.: 200101260084

M. Terms and conditions of Articles of Incorporation and Bylaws of Maddox Highlands Condominium, including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200101230039.

Recorded: January 23, 2001
Auditor's No.: 200101230039

AND IN AMENDMENTS THERETO:

Recorded: January 21, 2003
Auditor's Nos.: 200301210025 and 200301210026