

When recorded return to:
Nestor Peralez Vargas, Jr.
1408 Lindsay Loop Road Unit 4
Mount Vernon, WA 98274



Skagit County Auditor
7/31/2017 Page 1 of 8 1:34PM \$81.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031571

CHICAGO TITLE
620031571

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Fogel and Sandra Jean Anderson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Nestor Peralez Vargas, Jr., an unmarried man

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

Unit 4, 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.

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

Tax Parcel Number(s): P119427 / 4798-002-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173528
JUL 31 2017

Amount Paid \$4321.58
Skagit Co. Treasurer
By) *W. M.* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 24, 2017



Paul Fogel



Sandra Jean Anderson

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Paul Fogel and Sandra Jean Anderson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 26, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

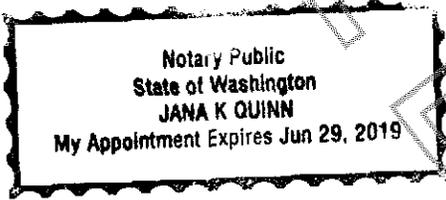


EXHIBIT "A"
Exceptions

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 "A"

Exceptions (continued)

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 4, 2000
Auditor's No(s): 200004040010, 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 "A"

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 MADDOX HIGHLANDS CONDOMINIUM PHASE 1:

Recording No: 200101230037

EXHIBIT "A"

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 MADDOX 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 "A"

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.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.