



Skagit County Auditor

\$79.00

8/21/2017 Page

1 of

6 3:30PM

**When recorded return to:**

Jack Carlton Sims  
1508 Lindsay Loop Unit 104  
Mount Vernon, WA 98274

20173924  
**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

**AUG 21 2017**

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031120

Amount Paid \$ 4374.90  
Skagit Co. Treasurer  
By *MF* Deputy

**CHICAGO TITLE**  
**620031120**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Deanna M. Scott, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Jack Carlton Sims, an unmarried man

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

Unit 104, Building 2, MADDOX HIGHLANDS CONDOMINIUM I PHASE I, according to the Declaration thereof recorded January 23, 2001, under Auditor's File No. 200101230038, and any amendments thereto, And Survey Map and Plans thereof recorded January 23, 2001, under Auditor's File No. 200101230037, records of Skagit County Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117724 / 4773-002-104-0000

Subject to:

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

Dated: August 15, 2017

Deanna M. Scott  
Deanna M. Scott

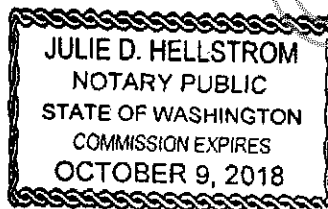
State of Wa  
County of Spokane

I certify that I know or have satisfactory evidence that

Deanna M. Scott  
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: 8/16/17

Julie D. Hellstrom  
Name: Julie D. Hellstrom  
Notary Public in and for the State of Wa  
Residing at Spokane  
My appointment expires: 10/19/18



## 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

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

## EXHIBIT "A"

### Exceptions (continued)

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.: 9712170676, 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. 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

9. 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

## EXHIBIT "A"

### Exceptions (continued)

And in Amendments thereto

Recorded: January 26, 2001, January 21, 2003 and June 29, 2017

Auditor's No.: 200101260084, 200301210025 and 201706290115, records of Skagit County, Washington

Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3

10. 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
11. 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
12. 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
13. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
14. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in ByLaws;  
Recorded: January 23, 2001  
Auditor's No.: 200101230039, records of Skagit County, Washington
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Maddox Creek Master Community Association.

## EXHIBIT "A"

Exceptions  
(continued)

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