

When recorded return to:
Linda Lauren Lamont
1303 Maddox Creek Road Unit 3
Mount Vernon, WA 98274



Skagit County Auditor

8/31/2017 Page

1 of

\$78.00

5 1:39PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031982

CHICAGO TITLE

620031982

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas G. Richardson and Sharon K. Richardson, 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 Linda Lauren Lamont, a single person

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

Unit 3, Building Tract 88, CREEKSIDE CONDOMINIUM, according to Declaration thereof recorded under Auditor's File No. 199911020015 And Survey Map and Plans thereof recorded under Auditor's File No. 199911020014, records of Skagit County Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116178 / 4740-088-003-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174137

AUG 31 2017


Amount Paid \$ 4081.20
Skagit Co. Treasurer

By *B-1* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 26, 2017


Thomas G. Richardson


Sharon K. Richardson

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Whatcom

I certify that I know or have satisfactory evidence that

Thomas G. Richardson and Sharon K. Richardson
they is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 28, 2017

Emily Nicole West
Name: Emily Nicole West
Notary Public in and for the State of Washington
Residing at: Blaine
My appointment expires: 06/17/2019

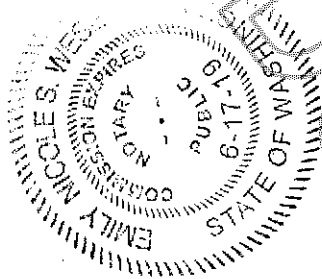


EXHIBIT "A"

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 **PLAT OF MADDOX CREEK P.U.D. PHASE 1:**

Recording No: 9609090082

2. 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 **CREEKSIDE CONDOMINIUM TRACT 87 AND TRACT 88 MADDOX CREEK P.U.D. PHASE 1:**

Recording No: 199911020014

3. Covenants and restrictions contained in declaration of restriction, but omitting any covenant, condition 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 9, 1996

Auditor's No.: 9609090083, records of Skagit County, Washington

Executed By: City of Mount Vernon and InterWest Properties, Inc.

4. Covenants and restrictions contained in declaration of restriction, but omitting any covenant, condition 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.: 9609200055, records of Skagit County, Washington

Executed By: InterWest Properties, Inc.

5. Covenants and restrictions contained in declaration of restriction, but omitting any covenant, condition 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;

EXHIBIT "A"

Exceptions (continued)

Recorded: September 20, 1996
Auditor's No.: 9609200054, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.

Modification(s) of said covenants, conditions and restrictions

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

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: September 20, 1996
Auditor's No.: 9609200054, records of Skagit County, Washington
Imposed By: Maddox Creek Master Community Association
7. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium;
Recorded: November 2, 1999
Auditor's No.: 199911020015, records of Skagit County, Washington
8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.
11. Dues, charges and assessments, if any, levied by Creekside Condominium Association.
12. Dues, charges and assessments, if any, levied by Maddox Creek Master Community Association.