

When recorded return to:
Kimberley Liebscher
1315 Digby Place
Mount Vernon, WA 98274



201709050071

Skagit County Auditor

\$79.00

9/5/2017 Page

1 of

6 11:32AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030807

CHICAGO TITLE
620030807

STATUTORY WARRANTY DEED

THE GRANTOR(S) David A. Orth and Jodie J. Orth, 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 Kimberley Liebscher, an unmarried person

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

Lot D-20-B of the Amended P.U.D. and Re-Plat of Lots D-20, D-21, D-22, D-23, D-24, and D-25 of MADDOX CREEK P.U.D. PHASE 3, according to the plat thereof, recorded July 27, 2006, under Auditor's File No. 200607270145, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P124801 / 4900-004-020-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174191

SEP 05 2017

Amount Paid \$ 5859.42

Skagit Co. Treasurer


By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 1, 2017

X 

David A. Orth

X 

Jodie J. Orth

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

DAVID A. Orth & Jodie J. Orth
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: 9/1/17

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville WA
My appointment expires: 10/1/2019

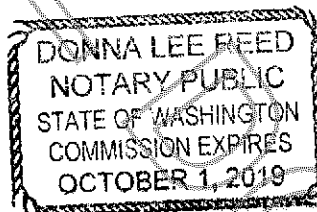


EXHIBIT "A"
Exceptions

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 I:

2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenants 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 applicable 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 covenants 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 applicable 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. 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

EXHIBIT "A"

Exceptions (continued)

PUD PHASE 3:

Recording No: 200008140137

6. 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
7. 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
8. 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 Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
9. 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 Amended P.U.D. and Re-Plat of Lots D-20, D-21, D-22, D-23, D-24 and D-25, Maddox Creek P.U.D. Phase 3:
Recording No: 200607270145
10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

EXHIBIT "A"

Exceptions
(continued)

Recorded: July 27, 2006
Auditor's No(s): 200607270146, records of Skagit County, Washington
Executed By: RGN Construction, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 30, 2006
Recording No.: 200610300168

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 27, 2006
Auditor's No(s): 200607270146, records of Skagit County, Washington
Imposed By: RGN Construction, LLC

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

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communications system
Recording Date: February 14, 2007
Recording No.: 200702140053
Affects: Said premises and other property

13. Skagit County Right to Manage Natural Resource Lands Disclosure as Contained in deed:

Recording Date: April 10, 2008
Recording No.: 200804100100

14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Mount Vernon.
16. Assessments, if any, levied by Maddox Creek Master Community.
17. Assessments, if any, levied by View Crest Townhome Owner's Association.