



201710180060

When recorded return to:  
Douglas Hanscom and Delma Cavales  
8125 236th Street SW #209  
Edmonds, WA 98026

Skagit County Auditor \$79.00  
10/18/2017 Page 1 of 6 1:49PM

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

GUARDIAN NORTHWEST TITLE CO.

114823

Escrow No.: 245396639

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheryl B. Hanzlik, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Douglas Hanscom and Delma Cavales, a married couple

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

Unit 310, Building 1, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 1, according to the First Amended Declaration thereof recorded July 15, 2004, under Auditor's File No. 200407150082, and Survey Map and Plans thereof recorded September 12, 2003, under Auditor's File No. 200309120222, records of Skagit County, Washington; being a portion of Lot B-12, 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.

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

Tax Parcel Number(s): P120850

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174911

OCT 18 2017

Amount Paid \$ 4090.10  
Skagit Co. Treasurer  
By *BI* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 10, 2017

Cheryl B. Hanzlik  
Cheryl B. Hanzlik

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Cheryl B. Hanzlik is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On 10/12/17 before me, Tara L. Gomez, Notary Public  
(insert name and title of the officer)

personally appeared Cheryl B. Hamrick  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tara L. Gomez

(Seal)



**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.

AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Recorded: November 3, 2000  
Recorded: 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 Utilities District No. 1 of Skagit County,  
Washington, a municipal corporation  
Dated: March 20, 2000  
Recorded: April 4, 2000  
Auditor's No: 200004040010  
Purpose: Water pipeline  
Area Affected: A non-exclusive 20 foot wide easement over, under  
and across a portion of Lot B12

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 2, 2000  
Recorded: November 3, 2000  
Auditor's No: 200011030078  
Executed by: InterWest Properties, Inc.

Supplementary Declaration of Covenants and Restrictions of Maddox Creek Adding Additional Property to Existing Declaration.

F. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Maddox Creek Condominium, or any amendment thereto or under the bylaws adopted pursuant to said Declaration.

G. 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.

H. 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.

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: January 17, 2002  
Recorded: January 22, 2002  
Auditor's No.: 200201220123  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Lot B-12 Maddox Creek P.U.D. Phase 3

J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County  
And: Nord Northwest Corporation or its successor or assigns  
Dated: June 24, 2003  
Recorded: February 10, 2005  
Auditor's No.: 200502100041  
Regarding: Water Service Contract

This agreement amends and supersedes that agreement recorded June 27, 2003 under Auditor's File No. 200306270034.

K. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 15, 2004  
Recorded: June 23, 2004  
Auditor's No.: 200406230100  
Executed By: Nord Northwest Corporation

L. TERMS AND CONDITIONS OF DECLARATION – THE RIDGE AT MADDOX CREEK  
CONDOMINIUMS ASSOCIATION:

Recorded: September 12, 2003  
Auditor's No.: 200309120223

A "First Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded July 15, 2004 under Auditor's File No. 200407150082.

A "Second Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded April 6, 2005 under Auditor's File No. 200504060078.

A "Third Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded June 16, 2008 under Auditor's File No. 200806160175.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 3, 2010  
Recorded: March 3, 2010  
Auditor's No.: 201003030089

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

Plat/Subdivision Name: The Ridge at Maddox Creek, A Condominium, Phase I  
Recorded: September 12, 2003  
Auditor's No.: 200309120222