

When recorded return to:  
Drew P. Ueno  
1418 Digby Place  
Mount Vernon, WA 98274



201710190075

Skagit County Auditor \$79.00  
10/19/2017 Page 1 of 6 1:35PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031729

### STATUTORY WARRANTY DEED

**CHICAGO TITLE**  
**620031729**

THE GRANTOR(S) Mark Trunzo, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Drew P. Ueno, an unmarried person

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

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

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

Lot(s): D-23-D, Revised Mount Vernon Land Use No. LU 06-030

Tax Parcel Number(s): P124817 / 4900-004-023-0400

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174933  
OCT 19 2017

Subject to:

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

Amount Paid \$ 5256.<sup>00</sup>  
Skagit Co. Treasurer  
By *mam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 10, 2017

Mark Trunzo by Mariel Monts, His Attorney In Fact  
Mark Trunzo by Mariel Martinez, His Attorney In Fact

Mariel Monts  
Mariel Martinez

State of Washington

County of King

I certify that I know or have satisfactory evidence that Mariel Martinez is the person who appeared before me, and said person acknowledged that he/she signed this instrument for self and as Attorney in Fact for Mark Trunzo and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10.17.2017

Christina Super  
Name: Christina Super  
Notary Public in and for the State of WA  
Residing at: Tacoma  
My appointment expires: 03.2.2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P124817 / 4900-004-023-0400**

Lot D-23-D, (Revised) "MOUNT VERNON LAND USE NO. LU 06-030," by Boundary Line Adjustment recorded February 14, 2008 under Auditor's File No. 200802140087, and approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, "MADDOX CREEK P.U.D. PHASE 3," as per Mount Vernon Land Use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast ¼ of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Beginning at the Southerly most corner of said Lot D-23-R;  
Thence North 54°38'47" East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;  
Thence North 36°16'52" West for a distance of 72.19 feet;  
Thence North 53°43'08" East for a distance of 35.00 feet;  
Thence North 36°16'52" West for a distance of 3.00 feet to the True Point of Beginning;  
Thence North 53°43'08" East for a distance of 20.19 feet, more or less, to the Southwesterly line of Lot D-23-C Revised;  
Thence South 36°16'52" East along said Southwesterly line for a distance of 52.00 feet to the Southerly most corner of said Lot D-23-C Revised;  
Thence South 53°43'08" West for a distance of 20.19 feet, more or less, to a point bearing South 36°16'52" East from the True Point of Beginning;  
thence North 36°16'52" West for a distance of 52.00 feet, more or less, to the True Point of Beginning.

Situated in Skagit County, Washington.

## EXHIBIT "B"

### 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 "B"

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 "B"

### 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. Quit Claim Deed for Boundary Line Adjustment and the terms and conditions thereof

Recording Date: February 14, 2008  
Recording No.: 200802140087

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Boundary Line Adjustment Survey:

Recording No.: 200803040069

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.