

When recorded return to:
Michael Blair and Kelly Joy
3410 Lindsay Place
Mount Vernon, WA 98274



201710260049

Skagit County Auditor \$76.00
10/26/2017 Page 1 of 3 1:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032471

CHICAGO TITLE
620032471

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert P Maynard, an unmarried person, 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 Michael Blair and Kelly Joy, a married couple

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

Lot 17, MADDOX CREEK PUD PHASE 1, according to the Plat thereof recorded in Volume 16 of
Plats, Pages 121 through 130, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P109321 / 4681-000-017-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175034
OCT 26 2017

Amount Paid \$ 836.92
By *MB* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 20, 2017

[Signature]
Robert P Maynard

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Robert P Maynard
(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: October 25, 2017

[Signature]
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

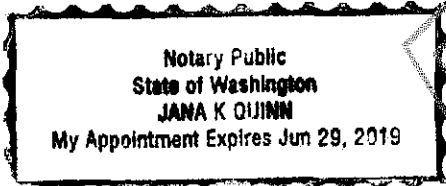


EXHIBIT "A"
Exceptions

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 1:

Recording No: 9609090082

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): 9609200054, records of Skagit County, Washington

Executed By: InterWest Properties, Inc.

4. Covenants, conditions, 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. 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

6. City, county or local improvement district assessments, if any.

7. Assessments, if any, levied by City of Mount Vernon.

8. Assessments, if any, levied by Maddox Creek Master Community Association.