

When recorded return to:
Bonnie Wilkens and Randall Wilkens
1303 Maddox Creek Road, Unit #2
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 116449

201808240079
08/24/2018 02:00 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

Statutory Warranty Deed

116449

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Micheal D. Bouck, Jr. and Amy L. Bouck who acquired title as Amy L. Suttles, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bonnie Wilkens and Randall Wilkens, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Unit 2, Building Tract 88, Creekside Condominium

Tax Parcel Number(s): P116177, 4740-088-002-0000

Unit 2, 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.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 8-24-18

[Signature]
Michael Bouck

[Signature]
Amy Bouck

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3760
AUG 24 2018

STATE OF Washington
COUNTY OF Skagit SS:

Amount Paid \$ 5,095.80
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Michael Bouck and Amy Bouck, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-24-18

[Signature]
Printed Name: Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Cameron Island
My appointment expires: 3-20-21

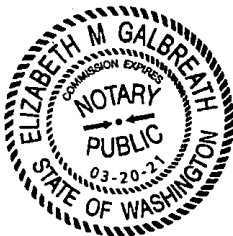


Exhibit A**EXCEPTIONS:**

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.

C. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Creekside Condominium
Recorded: November 2, 1999
Auditor's No: 199911020014

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

E. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration:

Recorded: November 2, 1999
Auditor's File No: 199911020015

F. 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.

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Maddox Creek PUD Phase 1
Recorded: September 09, 1996
Auditor's No.: 9609090082

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

H. Any tax, fee, assessments or charges as may be levied by Maddox Creek Master Community Association.

I. Any tax, fee, assessments or charges as may be levied by Creekside Condominium Association.