

When recorded return to:
Kathleen L. Young
7430 N Everett Ave
Concrete, WA 98237

201905030043
05/03/2019 11:25 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620037745

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191656
MAY 03 2019

Amount Paid \$ 4917.80
Skagit Co. Treasurer
By *BT* Deputy

Escrow No.: 620037745

STATUTORY WARRANTY DEED

THE GRANTOR(S) ^{Killeen (JD)} Dona L. Killeen, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Kathleen L. Young, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Unit 309, Building 1, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 1, according to the Declaration thereof recorded September 12, 2003, under Auditor's File No. 200309120223 and any amendments thereto, and Survey Map and Plans thereof recorded September 12, 2003, under Auditor's File No. 200309120222, and any amendments thereto, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P120849 / 4822-001-309-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 25, 2019

~~Dona L. Killeen~~ by BARBARA A. FLEISCHER
Dona L. Killeen by Barbara A. Fleischer,
her attorney in fact HER ATTORNEY
IN FACT
Killeen (JK)

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Barbara A Fleischer

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in fact of Dona L Killeen to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 2, 2019

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

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, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 9, 1996
Recording No.: 9609090083

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 20, 1996
Recording No.: 9609200055

4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 20, 1996
Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000
Recording No.: 200011030078

EXHIBIT "A"Exceptions
(continued)

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:
- Imposed by: Maddox Creek Master Community Association
6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:
- Imposed by: Interwest Properties, Inc.
7. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recording Date: April 4, 2000
 Recording No.: 2000004040010
 In favor of: Skagit County Public Utility District No. 1
 Regarding: Pipeline
 Affects: 20 foot strip across a portion of Maddox Creek P.U.D. Phase 3
8. 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 PH. 3:
- Recording No: 200008140137
9. Easement, including the terms and conditions thereof, granted by instrument:
- Recording Date: December 17, 1997
 Recording No.: 9712170076
 In favor of: Public Utility District No. 1 of Skagit County
 Regarding: Pipeline(s) and/or main(s) for the transmission and/or distribution 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
10. Easement, including terms and conditions thereof, granted by instrument:
- Recording Date: April 4, 2000
 Recording No.: 200004040010
 In favor of: Public Utility District No. 1 of Skagit County, Washington
 Regarding: Water pipeline

EXHIBIT "A"Exceptions
(continued)

11. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 23, 2001
Recording No.: 200101230038

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 26, 2001
Recording No.: 2000101260084

12. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: October 1, 2001
Recording No.: 200110010016
In favor of: TCI Cablevision
Regarding: Cable service
Affects: The exact location and extent of said easement is undisclosed of record

13. 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 HIGHLANDS CONDOMINIUM PHASE 1:

Recording No: 200101230037

14. Provisions contained in the articles of incorporation and bylaws of Maddox Creek PUD Phase 3, recorded under recording number 200101230039, including any liability to assessment lien.

15. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: January 22, 2002
Recording No.: 200201220123
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

16. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: January 22, 2002

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200201220124
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

17. Agreement, including the terms and conditions thereof; entered into;

Between: Public Utility District No. 1 of Skagit County and North Northwest
Corporation Recording Date: June 27, 2003
Recording No.: 200306270034
Providing: Water Service Contract

AMENDED by instrument(s):

Recording Date: February 10, 2005
Recording No.: 200502100041

18. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 12, 2003
Recording No.: 200309120223

AMENDED by instrument(s):

Recording Nos.: 200407150082, 200504060078, 200806160175 and 201003030089

19. 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 PLAT OF RIDGE AT MADDOX CREEK, A CONDOMINIUM PHASE 1:

Recording No: 200309120222

20. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

EXHIBIT "A"

Exceptions
(continued)

Recording Date: June 23, 2004
Recording No.: 200406230100

21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. City, county or local improvement district assessments, if any.
23. Assessments, if any, levied by Maddox Creek Master Community Association.
24. Assessments, if any, levied by Ridge at Maddox Creek Condo Association.
25. Assessments, if any, levied by City of Mount Vernon.