

201907250053  
07/25/2019 11:27 AM Pages: 1 of 9 Fees: \$109.50  
Skagit County Auditor

When recorded return to:  
Josef Struck  
1419 Digby Place Unit 304  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039152

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 3106  
JUL 25 2019

Amount Paid \$ 3022.<sup>10</sup>  
Skagit Co. Treasurer  
By *HB* Deputy

CHICAGO TITLE  
620039152

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Beverly L. Martin, an unmarried woman

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

the following described real estate, situated in the County of Skagit, State of Washington:  
UNIT 304, BUILDING 2, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2,  
ACCORDING TO THE DECLARATION THEREOF RECORDED SEPTEMBER 12, 2003, UNDER  
AUDITOR'S FILE NO.200309120223, AND ANY AMENDMENTS THERETO; AND SURVEY AND  
MAP PLANS THEREOF RECORDED APRIL 6, 2005, UNDER AUDITOR'S FILE NO.  
200504060077, 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): P122671/4852-000-304-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 23, 2019

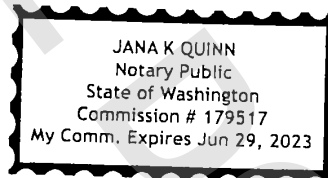
Beverly L. Martin  
Beverly L. Martin

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Beverly L. Martin 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: July 24, 2019

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**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.: 200504060077

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. 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  
Recording No.: 9609200054  
Imposed By: Maddox Creek Master Community Association

Amended by instrument(s):  
Recorded: November 03, 2000  
Recording No.: 200011030078

5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 4, 2000  
Recording No.: 2000004040010  
In favor of: Skagit County Public Utility District No. 1

**EXHIBIT "A"**

Exceptions  
(continued)

For: Pipeline  
Affects: 20 foot strip across a portion of Maddox Creek P.U.D. Phase 3

6. 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 3:

Recording No: 200008140137

7. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: December 17, 1997  
Recording No.: 9712170076  
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

8. Easement, including terms and conditions thereof, granted by instrument  
Recorded: April 4, 2000  
Recording No.: 200004040010  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Water pipeline

9. 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)

10. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Condominium Declaration  
Recording Date: January 23, 2001  
Recording No.: 200101230038

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 26, 2001  
Recording No.: 200101260084

11. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 1, 2001  
Recording No.: 200110010016  
In favor of: TCI Cablevision  
For: Cable service  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
12. 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
13. 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 below:  
  
Imposed by: Bylaws of Maddox Creek PUD Phase 3  
Recording Date: January 23, 2001  
Recording No.: 200101230039
14. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 22, 2002

**EXHIBIT "A"**Exceptions  
(continued)

Recording No.: 200201220123  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

15. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: January 22, 2002  
 Recording No.: 200201220124  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

16. Agreement, including the terms and conditions thereof; entered into;  
 By: Public Utility District No. 1 of Skagit County  
 And Between: North Northwest Corporation  
 Recorded: June 27, 2003  
 Recording No.: 200306270034  
 Providing: Water Service Contract

Amended by instrument(s):  
 Recorded: February 10, 2005  
 Recording No.: 200502100041

17. 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 15, 2004  
 Recording No.: 200407150082

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 6, 2005  
 Recording No.: 200504060078

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 16, 2008

**EXHIBIT "A"**Exceptions  
(continued)

Recording No.: 200806160175

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 3, 2010  
Recording No.: 201003030089

18. 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 Survey, map and plans for Ridge at Maddox Creek, Condominium Phase 1:

Recording No: 200309120222

19. 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 1, 1753  
Recording No.: 200606230100

20. 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 Survey, map and plans:

Recording No: 200504060077

21. Liens and charges as set forth in the above mentioned declaration,

Payable to: Maddox Creek Condo Association

22. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

**EXHIBIT "A"**

Exceptions  
(continued)

24. Assessments, if any, levied by Ridge at Maddox Creek Condo Association.
25. City, county or local improvement district assessments, if any.
26. Assessments, if any, levied by Mount Vernon.



Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 3, 2019  
between Josef Struck ("Buyer")  
Buyer Buyer  
and Beverly L Martin ("Seller")  
Seller Seller  
concerning 1419 Digby Place 304 Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Josef Struck 7/3/19 Beverly L Martin 7/5/19  
Buyer Date Seller Date  
\_\_\_\_\_  
Buyer Date Seller Date