

**AFTER RECORDING MAIL TO:**

Debra Matthews  
1419 Digby Place, Unit 205  
Mount Vernon, WA 98274

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-173263-OE  
LAND TITLE AND ESCROW

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3586  
Aug 23 2019  
Amount Paid \$3216.12  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

**THE GRANTORS K. BRADFORD CLAYPOOL and ESTHER M. LUTTIKHUIZEN, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **DEBRA MATTHEWS, an unmarried woman**, the following described real estate, situated in the County of Skagit, State of Washington

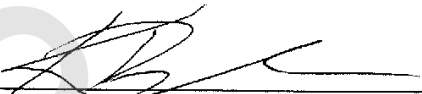
Abbreviated Legal:  
**Unit 205, Bldg. 2, The Ridge At Maddox Creek Condo., Ph. 2.**

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s):  
**4852-000-205-0000, P122662**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment Number of 01-173263-OE.

Dated August 21, 2019

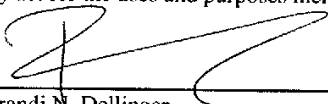
  
K. Bradford Claypool

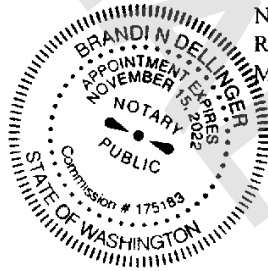
  
Esther M. Luttikhuizen

STATE OF Washington  
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that **K. Bradford Claypool and Esther M. Luttikhuizen** are the person(s) who appeared before me, and said person(s) acknowledged that **they** signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Aug 22 2019

  
Brandi N. Dellinger  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: Nov. 15<sup>th</sup>, 2022



**EXHIBIT A**

Unit 205, "THE RIDGE AT MADDOX CREEK, A CONDOMINIUM, PHASE 2," according to the Survey Map and Plans recorded April 6, 2005, under Auditor's File No. 200504060077; and the Declaration thereof recorded September 12, 2003, under Auditor's File No. 200309120223; and amendment thereto recorded July 15, 2004, under Auditor's File No. 200407150082; and amendment thereto recorded April 6, 2005, under Auditor's File No. 200504060078; and amendment thereto recorded June 16, 2008, under Auditor's File No. 200806160175; and amendment thereto recorded March 3, 2010, under Auditor's File No. 201003030089; all records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.