

**When recorded return to:**  
Katherine Sotnik  
1416 Lindsay Loop Unit #107  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042400

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1862  
May 29 2020  
Amount Paid \$4005.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

CHICAGO TITLE CO.

620042400

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Veena Kumari, 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 Katherine Sotnik, a single person

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

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

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

Unit(S): Unit 107, Bldg. 1, The Ridge at Maddox Creek, Condo.

Tax Parcel Number(s): P120827 / 4822-001-107-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 22, 2020

Veena Kumari

Veena Kumari

State of WASHINGTON

County of Snohomish

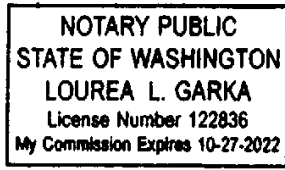
I certify that I know or have satisfactory evidence that

Veena Kumari  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 25, 2020

Lourea L. Garka

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P120827 / 4822-001-107-0000**

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Unit 107, 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 Survey Map and Plans thereof recorded September 12, 2003, under Auditor's File No. 200309120222, records of Skagit County, Washington; being a portion of Lot B-12, "Maddox Creek P.U.D. Phase 3", recorded August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington.

Situated in the City of Mount Vernon, Skagit County, Washington.

**EXHIBIT "B"**  
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 "B"**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 "B"**

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 MADDUX 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 "B"**

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 No.: 200407150082  
Recording No.: 200504060078  
Recording No.: 200806160175  
Recording No.: 201003030089  
Recording No.: 201907170050  
Recording No.: 201907170051

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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

**EXHIBIT "B"**Exceptions  
(continued)

"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."

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

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.