



**202007280119**

07/28/2020 02:44 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

When recorded return to:

Jeanne Marie Daly and Vincent L. Ingarra  
1520 Lindsay Loop, Unit 1  
Mount Vernon, WA 98274

01-178957-0

**Land Title and Escrow**

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Shawn E. Servoss, an unmarried person**

for and in consideration of \$10.00 and other good and valuable consideration  
in hand paid, conveys, and warrants to Jeanne Marie Daly and Vincent L. Ingarra, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 1, Building 3, "MADDOX HIGHLANDS CONDOMINIUM I, LOT B9," according to the Declaration  
thereof recorded January 23, 2001 under Auditor's File No. 200101230038, and any amendments  
thereto, and Amended Survey Map and Plans thereof recorded September 12, 2003, under Auditor's File  
No. 200309120221, records of Skagit County, Washington.

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

Subject To: See Exhibit A attached hereto and made a part hereof

Abbreviated Legal: Unit 1, Building 3, Lot B9, Maddox Highlands Condo. #1

Tax Parcel Number(s): 4773-003-001-0000, P117731

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020 2830  
JUL 28 2020

Amount Paid \$ 5053.00  
Skagit Co. Treasurer  
By HB Deputy

LPB 10-05

Dated: July 22, 2020

Shawn E. Servoss

Shawn E. Servoss

State of Washington

County of Snohomish

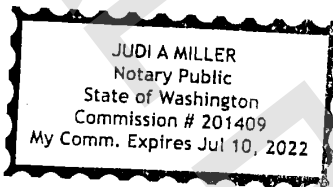
I certify that I know or have satisfactory evidence that Shawn E. Servoss (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this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

Dated: July 23, 2020

Judi A Miller

Notary Public in and for the State of Washington

My appointment expires: July 10, 2022



**Exhibit A****Subject To:**

- A. Power of Attorney and Agreement regarding formation of local improvement district and the terms and conditions thereof:

Between: City of Mount Vernon  
And: InterWest Properties, Inc.  
Recorded: September 9, 1996  
Auditor's File No.: 9609090083

- B. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: InterWest Properties, Inc.  
Recorded: September 20, 1996  
Auditor's No.: 9609200054

AMENDMENT TO COVENANTS:

Recorded: November 3, 2000  
Auditor's No.: 200011030078

- C. PUBLIC NOTICE REGARDING REMEDIATED LANDFILL SITES AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon  
And: InterWest Properties, Inc.  
Recorded: September 20, 1996  
Auditor's No.: 9609200055

- D. DEDICATION PROVISIONS CONTAINED ON THE FACE OF THE PLAT OF MADDOX CREEK, PHASE 3, AS FOLLOWS:

Declares this plat and dedicates to the use of the public forever, the streets, places, courts, avenues, Tract "A", Tract "B", and public open spaces shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway and park purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets, places, courts and avenues shown hereon.

- E. PRIVATE DRAINAGE EASEMENT CONTAINED ON THE FACE OF THE PLAT OF MADDOX CREEK, PHASE 3, AS FOLLOWS:

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the Maddox Creek Master Community Association and their heirs, personal representatives, and assigns.

F. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT OF MADDOX CREEK, PHASE 3, AS FOLLOWS:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet or seven (7) feet of front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

G. STORMWATER FACILITIES OPERATION/MAINTENANCE PROVISIONS CONTAINED ON THE FACE OF THE PLAT OF MADDOX CREEK, PHASE 3, AS FOLLOWS:

An easement for stormwater drainage/detention facilities common to the Plat of Maddox Creek P.U.D. Phase 1 is hereby granted to the City of Mount Vernon on Tract 80. Maintenance of any perimeter fences, landscaping, and plant materials within this easement is the responsibility of the Plat of Maddox Creek Master Community Association.

H. NOTES CONTAINED ON THE FACE OF THE PLAT OF MADDOX CREEK, PHASE 3, as follows:

- 1.) Any lot within this subdivision may become subject to impact fees payable upon issuance of a building permit in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis;
- 2.) Owner/Developer: InterWest Properties, Inc., P.O. Box 1649, Oak Harbor, WA 98277;
- 3.) Zoning – Maddox Creek PUD;
- 4.) Utility Sources – Telephone – GTE; Power – Puget Power; Television – TCI Cablevision; Storm – City of Mount Vernon; Sewer – City of Mount Vernon; Water – Public Utilities District No. 1;
- 5.) Tracts 80, 81, 82, 83, 84, 85, 86, 87, 88 and 89 are shown hereon for conveniences of future description purposes only. Said parcels will become the boundaries of future phases of Maddox Creek P.U.D. or are to be conveyed directly to the City of Mount Vernon. No building permits are to be issued for any of these tracts until approval has been received for each of the future phases thereon.
- 6.) Set backs from steep slopes can be reduced from the 25 shown hereon if a Geotechnical report can demonstrate that the conditions merit the reduction. The set backs shown hereon are as specified by City of Mount Vernon Ordinance No. 2482. In no case shall the set back be less than the minimum allowed for residential building lots.
- 7.) The steep slope areas shown hereon are per topographic map prepared for the Mount Vernon Partnership and dated February 22, 1991 by Meriwether Leachman Association, Inc., Bothell, WA and were provided by the owner. Wetland areas are delineated by Terra Associates Inc., Kirkland, WA, in January and February, 1991.

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,  
Washington, a municipal corporation  
Purpose: Construction and maintenance of a water line,  
lines or related facilities  
Area Affected: A 20 foot strip as described therein  
Dated: December 15, 1997  
Recorded: December 17, 1997  
Auditor's No.: 9712170076

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,  
Washington  
Purpose: Construction and maintenance of a water line,  
lines or related facilities  
Area Affected: A 20 foot strip as described therein  
Dated: March 20, 2000  
Recorded: April 4, 2000  
Auditor's No.: 200004040010

K. DECLARATION OF MADDOX HIGHLANDS CONDOMINIUM I:

Dated: January 17, 2001  
Recorded: January 23, 2001  
Auditor's No.: 200101230038  
Executed By: InterWest Properties, Inc., a Washington  
Corporation

AMENDMENT TO DECLARATION:

Dated: January 26, 2001  
Recorded: January 26, 2001  
Auditor's No.: 200101260084  
Executed By: InterWest Properties, Inc., etal

AMENDMENT TO DECLARATION:

Dated: January 9, 2003  
Recorded: January 21, 2003  
Auditor's No.: 200301210025  
Executed By: Maddox Highlands Condominium I  
Association

L. BYLAWS OF MADDOX HIGHLANDS CONDOMINIUM I ASSOCIATION, A  
WASHINGTON  
NON-PROFIT CORPORATION:

Dated: January 17, 2003  
Recorded: January 23, 2003  
Auditor's No.: 200301230039  
Executed By: Maddox Highland Condominium I Association

L. (continued):

AMENDMENT TO BY LAWS:

Dated:	January 9, 2003
Recorded:	January 23, 2003
Auditor's No.:	200301210026
Executed By:	Maddox Highland Condominium I Association

M. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	AT&T Broadband
Purpose:	To provide services, as defined in the agreement
Dated:	March 14, 2001
Recorded:	October 1, 2001
Auditor's No.:	200110010016

N. Any question as to mis-numbered or identified condominium unit.