

**When recorded return to:**  
Kate Christine Maatkamp and Gerrit Riemer  
Maatkamp  
4010 Mitchell Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3791

Sep 22 2020

Amount Paid \$11031.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620044572

Escrow No.: 620044572

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph Maffuccio, Limited Agent for Daniel John Maffuccio and Shirley Mae Maffuccio, Trustees of the Maffuccio Family Trust dated October 11, 1983, and all restatements and amendments thereto

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kate Christine Maatkamp and Gerrit Riemer Maatkamp, a married couple

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

LOT 11, PLAT OF STITTWOOD DIV. NO. 1, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 11 OF PLATS, PAGE 47, 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): P79594 / 4343-000-011-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 17, 2020

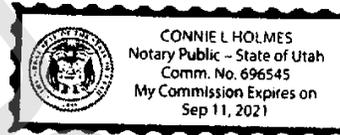
Joseph Maffuccio, Limited Agent for Daniel John Maffuccio and Shirley Mae Maffuccio, Trustees of the Maffuccio Family Trust

BY: *[Signature]*  
Joseph Maffuccio  
Limited Agent

State of Utah  
County of Wasatch

I certify that I know or have satisfactory evidence that Joseph Maffuccio is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Limited Agent of Joseph Maffuccio, Limited Agent for Daniel John Maffuccio and Shirley Mae Maffuccio, Trustees of the Maffuccio Family Trust dated October 11, 1983, and all restatements and amendments thereto to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-18-2020  
*[Signature]*  
Name: Connie L Holmes  
Notary Public in and for the State of Utah  
Residing at: Murray, UT  
My appointment expires: 9-11-21



**EXHIBIT "A"**  
Exceptions

1. 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 Plat of Stittwood Div. No. 1, recorded in Volume 11 of Plats, Page 47:

Recording No: 845411

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Access purposes and for ingress and egress  
Recording Date: September 21, 1990  
Recording No: 9009210042

3. 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, 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 in the document

Recording Date: November 8, 1976  
Recording No: 845588, records of Skagit County, Washington

Said covenants were Restated on November 7, 2019 under Recording No. 201911070050. First Amendment recorded in Recording No. 202002260081.

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1990  
Recording No.: 9008310082

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 12, 1995  
Recording No.: 9510120022

Modification(s) of said covenants, conditions and restrictions

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

Recording Date: April 20, 2000  
Recording No.: 200004200019

**Modification(s) of said covenants, conditions and restrictions**

Recording Date: October 4, 2007  
Recording No.: 200710040094

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Stittwood Property Owners Association  
Recording Date: November 8, 1976  
Recording No.: 845588, records of Skagit County, Washington

5. 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:

Recording No: 200011210082

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by City of Anacortes.
8. City, county or local improvement district assessments, if any.