

When recorded return to:

Darryl Johnson and Joy A. Johnson
1520 Lindsay Loop Unit 2
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.: 620044795

CHICAGO TITLE

420044795

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jefferson D. Eguita and Ma Joanna Riza C. Jamco, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Darryl Johnson and Joy A. Johnson, husband and wife

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

Unit 2, 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.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120811 / 4773-003-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4688

Nov 05 2020

Amount Paid \$5525.00

Skagit County Treasurer

By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 3, 2020



Jefferson D. Eguita




Ma Joanna Riza C. Jamco

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jefferson D. Eguita and Ma Joanna Riza C. Jamco are the persons who appeared before me, and said persons 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: November 04 2020



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

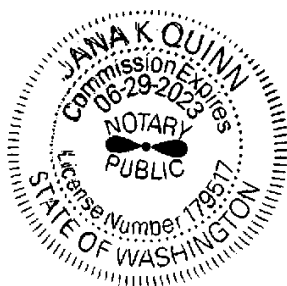


EXHIBIT "A"
Exceptions

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: 199609090082

2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: September 9, 1996

Auditor's No.: 9609090083, records of Skagit County, Washington

Executed By: City of Mount Vernon and InterWest Properties, Inc.

3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: September 20, 1996

Auditor's No.: 9609200055, records of Skagit County, Washington

Executed By: InterWest Properties, Inc.

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

Auditor's No.: 9609200054, records of Skagit County, Washington

Imposed By: Maddox Creek Master Community Association

AMENDED by instrument(s):

Recorded: November 03, 2000

Auditor's No.: 200011030078, records of Skagit County, Washington

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 4, 2000

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

Auditor's No(s): 2000004040010, records of Skagit County, Washington
 In favor of: Skagit County Public Utility District No. 1
 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
 Auditors No.: 9712170076, records of Skagit County, Washington
 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. Covenants and restrictions, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the Unites States Code or (b) relates to handicap but does not discriminate against handicap persons.

Recorded: September 20, 1996
 Auditor's No.: 9609200054, records of Skagit County, Washington
 Executed by: Interwest Properties, Inc.

AMENDED by instrument(s):
 Recorded: November 3, 2000
 Auditor's No(s): 200011030078, records of Skagit County, Washington

9. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium of Maddox Highlands Condo Phase I;
 Recorded: January 23, 2001
 Auditor's No.: 200101230038, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

And in Amendments thereto

Recorded: January 26, 2001 and January 21, 2003
Auditor's No.: 200101260084
Auditor's No.: 200301210025
Auditor's No.: 201706290115
Auditor's No.: 201712140086
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3

10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 1, 2001
Auditor's No.: 200110010016, records of Skagit County, Washington
In favor of: TCI Cablevision
For: Cable service
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

11. 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

12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 22, 2002
Auditor's No.: 200201220124, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

13. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

14. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in ByLaws;
Recorded: January 23, 2001 and January 21, 2003
Auditor's No.: 200101230039
Auditor's No.: 200301210026

EXHIBIT "A"Exceptions
(continued)

15. 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 MADDOX HIGHLANDS CONDOMINIUM I, LOT B9:

Recording No: 200309120221

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Maddox Creek Master Community Association.
19. Dues, charges, and assessments, if any, levied by Maddox Highlands Condominium Association.
20. Liability to future assessments, if any, levied by the City of Mount Vernon.