

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1377

Mar 31 2021

Amount Paid \$5605.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

When recorded return to:

Allison Sabalka
1408 Lindsay Loop, Unit 4
Mount Vernon, WA 98274

Land Title
01-175752-O STATUTORY WARRANTY DEED**THE GRANTOR(S) Nestor Peralez Vargas, Jr., married as a separate estate**for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Allison Sabalka, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:Unit 4, Building 2, "MADDOX HIGHLANDS CONDOMINIUM II," according to Declaration
thereof recorded August 5, 2002 under Auditor's File No. 200208050149, records of Skagit
County, Washington and Amended Survey Map and Plans thereof recorded under Auditor's File
No. 200208050148, records of Skagit County, Washington; being a portion of Lots B-13 and B-
14, Maddox Creek P.U.D., Phase 3, according to the plat thereof, recorded August 14, 2000,
under Auditor's File No. 200008140137, records of Skagit County.
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Abbreviated Legal: n/a

Tax Parcel Number(s): 4798-002-004-0000 / P119427

SUBJECT TO: SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HERETO.

Dated: March 26, 2021

Nestor
Nestor Peralez Vargas, Jr.

State of Washington
County of Skagit

This record was acknowledged before me on March 26, 2021 by Nestor Peralez Vargas Jr..

Cruz
Notary Public

My commission expires: 03/28/2024

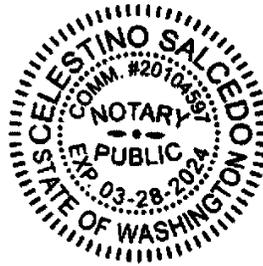


EXHIBIT "A"

1083

Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.

Assessments, if any, due and owing Maddox Creek Master Community Association.

Assessments, if any, due and owing Maddox Highlands Condominium II Association.

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

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

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

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Maddox Creek P.U.D., Phase 1
Recorded: September 9, 1996
Auditor's No.: 9609090082

EXHIBIT "A"

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COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES,
DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR
DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Maddox Creek P.U.D., Phase 3
Recorded: March 14, 2000
Auditor's No.: 200008140137

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES,
DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR
DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Maddox Highlands Condominium II
Recorded: August 5, 2002
Auditor's No.: 200208050148

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

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

EXHIBIT "A"

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EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: As constructed, to be constructed, extended or relocated within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee
Dated: January 17, 2002
Recorded: Janu 22, 2002
Auditor's No.: 200201220124

DECLARATION OF MADDOX HIGHLANDS CONDOMINIUM II, AND THE TERMS AND CONDITIONS THEREOF:

Dated: July 18, 2002
Recorded: August 5, 2002
Auditor's No.: 200208050149

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: AT&T Broadband
Purpose: The routing and installation of MDU Broadband Services
Dated: April 26, 2002
Recorded: September 27, 2002
Auditor's No.: 200209270013

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