

When recorded return to:
Kimberly R. Palacios
1418 Digby Place Unit D
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2393

May 28 2021

Amount Paid \$7205.00

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

Escrow No.: 620047728

CHICAGO TITLE CO
620047728

STATUTORY WARRANTY DEED

THE GRANTOR(S) Drew P. Ueno, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kimberly R. Palacios, an unmarried 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.)

LT. D-23-D, (REVISED) "MOUNT VERNON LAND USE NO. LU 06-030

Tax Parcel Number(s): P124817/4900-004-023-0400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 24, 2021


Drew P. Ueno

State of FLORIDA

County of Duval

I certify that I know or have satisfactory evidence that Drew P. Ueno is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 25, 2021Name: HAROLD GRIFFINNotary Public in and for the State of FLORIDAResiding at: 1589 NW 15th Avenue, Jacksonville, FL 32205My appointment expires: 8/13/22

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124817/4900-004-023-0400

LOT D-23-D, (REVISED) "MOUNT VERNON LAND USE NO. LU 06-030," BY BOUNDARY LINE ADJUSTMENT RECORDED FEBRUARY 14, 2008 UNDER AUDITOR'S FILE NO. 200802140087, AND APPROVED JULY 26, 2006, RECORDED JULY 27, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200607270145, BEING A PORTION OF LOTS D-23-A, D-23-B, D-23-C, D-23-D, D-23-E AND D-23-R AS SHOWN ON AMENDED P.U.D. AND RE-PLAT OF LOTS D-20, D-21, D-23, D-24, AND D-25, "MADDOX CREEK P.U.D. PHASE 3," AS PER MOUNT VERNON LAND USE NO. LU-06-030 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200607270145, BEING IN A PORTION OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT D-23-R;
THENCE NORTH 54°38'47" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT D-23-R FOR A DISTANCE OF 100.22 FEET;
THENCE NORTH 36°16'52" WEST FOR A DISTANCE OF 72.19 FEET;
THENCE NORTH 53°43'08" EAST FOR A DISTANCE OF 35.00 FEET;
THENCE NORTH 36°16'52" WEST FOR A DISTANCE OF 3.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 53°43'08" EAST FOR A DISTANCE OF 20.19 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF LOT D-23-C REVISED;
THENCE SOUTH 36°16'52" EAST ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 52.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT D-23-C REVISED;
THENCE SOUTH 53°43'08" WEST FOR A DISTANCE OF 20.19 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 36°16'52" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 36°16'52" WEST FOR A DISTANCE OF 52.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 I:
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. 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: Maddox Creek Master Community Association
Recording Date: September 20, 1996
Recording No.: 9609200054
AMENDED by instrument(s):
Recorded: November 03, 2000
Auditor's No(s): 200011030078, records of Skagit County, Washington

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

5. 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
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Skagit County
 Purpose: 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
 Recording Date: December 17, 1997
 Recording No.: 9712170076
 Affects: A non-exclusive 20 foot wide easement over, under and across a portion of said Maddox Creek P.U.D. Phase 3
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Skagit County, Washington
 Purpose: Water pipeline
 Recording Date: April 4, 2000
 Recording No.: 200004040010
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Energy, Inc
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: January 22, 2002
 Recording No.: 200201220124
9. 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,

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

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 Amended P.U.D. and Re-Plat of Lots D-20, D-21, D-22, D-23, D-24 and D-25, Maddox Creek P.U.D. Phase 3:

Recording No: 200607270145

10. 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: July 27, 2006
Recording No.: 200607270146

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 30, 2006
Recording No.: 200610300168

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 2019
Recording No.: 201905200064

11. 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: RGN Construction, LLC
Recording Date: July 27, 2006
Recording No.: 200607270146

12. Quit Claim Deed for Boundary Line Adjustment and the terms and conditions thereof

Recording Date: February 14, 2008
Recording No.: 200802140087

13. 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

EXHIBIT "B"**Exceptions
(continued)****Boundary Line Adjustment Survey:**

Recording No: 200803040069

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Mount Vernon.
17. Assessments, if any, levied by Maddox Creek Master Community.
18. Assessments, if any, levied by View Crest Townhome Owner's Association.
19. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
Tax Account Number: P124817/4900-004-023-0400
Levy Code: 0930
Assessed Value-Land: \$91,900.00
Assessed Value-Improvements: \$253,500.00

General and Special Taxes: Billed: \$4,356.29
Paid: \$2,178.18
Unpaid: \$2,178.11