

When recorded return to:  
William N. Hinderstein and Jessica J. Bell  
Hinderstein  
18582 Cascade Ridge Ct  
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.: 620048121

CHICAGO TITLE  
620048121

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol L. Sullivan, as Trustee of the Carol L. Sullivan Revocable Trust under Trust instrument dated June 16, 2000,

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William N. Hinderstein and Jessica J. Bell Hinderstein, a married couple

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.)

UNIT 5, BLDG 1, MADDOX HIGHLANDS CONDO II (A CONDO), BEING PTN LTS B-13 & B-14,  
MADDOX CREEK P.U.D., PH 3

Tax Parcel Number(s): P119423 / 4798-001-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3124

Jul 09 2021

Amount Paid \$5749.00  
Skagit County Treasurer  
By Josie L Bear Deputy

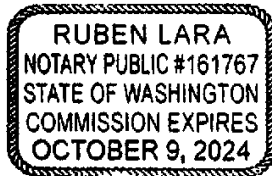
**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 6, 2021

Carol L. Sullivan, as Trustee of the Carol L. Sullivan Revocable Trust under Trust instrument dated June 16, 2000,

BY: Carol L. Sullivan  
Carol L. Sullivan  
TrusteeState of WASHINGTONCounty of SNOHOMISHI certify that I know or have satisfactory evidence that CAROL L. SULLIVAN

☒ I am the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Carol L. Sullivan Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/8/2021

Ruben Lara  
Name: RUBEN LARA  
Notary Public in and for the State of WASHINGTON  
Residing at: Bonelli  
My appointment expires: 10/09/2024

**EXHIBIT "A"**

## Legal Description

**For APN/Parcel ID(s): P119423 / 4798-001-005-0000**

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UNIT 5, BUILDING 1, MADDOX HIGHLANDS CONDOMINIUM II (A CONDOMINIUM), 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, WASHINGTON.

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, 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 the Plat of Maddox Creek PUD Phase 1:

Recording No: 9609090082

2. Power of Attorney and Agreement regarding formation of Local Improvement District and the terms and conditions thereof:

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.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000

Recording No.: 200011030078

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, its successors and assigns

Recording Date: September 20, 1996

Recording No.: 9609200054

5. Public Notice regarding Remediated Landfill Sites and the terms and conditions thereof:

Recording Date: September 20, 1996

Recording No.: 9609200055

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

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, Washington, a municipal corporation |
| Purpose:        | Water pipeline  |
| Recording Date: | December 17, 1997   |
| Recording No.:  | 9712170076  |
| Affects:        | Portion of said premises  |
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, a municipal corporation |
| Purpose:        | Water pipeline  |
| Recording Date: | April 4, 2000   |
| Recording No.:  | 200004040010  |
| Affects:        | Portion of said premises  |
8. 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 the Plat of Maddox Creek P.U.D. Phase 3:
- Recording No: 200008140137
9. 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 the Plat of Maddox Highlands Condominium I, Phase I:
- Recording No: 200101230037
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

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

Recording Date: January 23, 2001  
Recording No.: 200101230038

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 26, 2001  
Recording No.: 200101260084

11. MDU Broadband Services Agreement and the terms and conditions thereof:

Executed by: Interwest Properties and TCI Cablevision of Washington, Inc.  
Recording Date: October 1, 2001  
Recording No.: 200110010016

12. 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., a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: January 22, 2002  
Recording No.: 200201220124  
Affects: Portion of said premises

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 Maddox Highlands Condominium II:

Recording No: 200208050148

14. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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, 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.

Entitled: Declaration of Condominium

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

Recording Date: August 5, 2002  
Recording No.: 200208050149

15. Lien of assessments levied pursuant to the Declaration for Maddox Highlands Condominium to the extent provided for by Washington law.
16. MDU Broadband Services Agreement and the terms and conditions thereof:  
Executed by: Nord Northwest Corporation and TCI Cablevision of Washington, Inc.  
Recording Date: September 27, 2002  
Recording No.: 200209270013
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. Assessments, if any, levied by Mt Vernon.
19. City, county or local improvement district assessments, if any.