

When recorded return to:

Debora Chavarria
P.O. Box 1820
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED GNW 21-12793

THE GRANTOR(S) Hugh J. Allan and Patricia G. Decastro, a married couple, 789 S 9th St, Lander Wyoming, 82520,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Debora Chavarria, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Unit 207, Bldg. 1, The Ridge At Maddox Creek, Phase 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P120837

Dated: 9/28/2021

Hugh J. Allan
Hugh J. Allan

Patricia G. Decastro
Patricia G. Decastro

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4610

Oct 07 2021

Amount Paid \$5365.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Hugh J. Allan and Patricia G. Decastro is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28th day of Sept. ~~October~~, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1416 Lindsay Loop, Unit 207, Mount Vernon, WA 98274
Tax Parcel Number(s): P120837

Property Description:

UUnit 207, Building 1, "THE RIDGE AT MADDOX CREEK, A CONDOMINIUM, PHASE I," according to the Survey Map and Plans thereof recorded September 12, 2003, under Auditor's File No. 200309120222, and the Declaration thereof recorded September 12, 2003, under Auditor's File No. 200309120223; and amendment thereto recorded July 15, 2004, under Auditor's File No. 200407150082; and amendment thereto recorded April 6, 2005, under Auditor's File No. 200504060078; and amendment thereto recorded June 16, 2008, under Auditor's File No. 200806160175; and amendment thereto recorded March 3, 2010, under Auditor's File No. 201003030089; all records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

21-12793-TJ

1. Agreement regarding Formation of Local Improvement District, dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.
 2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Interwest Properties, Inc., dated September 19, 1996, recorded September 20, 1996, as Auditor's File No. 9609200054.
- Above covenants, conditions and restrictions were amended and recorded November 3, 2000, as Auditor's File No. 200011030078.
3. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.
 4. Easement affecting a portion of subject property and for the purpose of water pipeline and incidental purposes in favor of Public Utility District No.1 of Skagit County, Washington, a municipal corporation, on March 20, 2000, recorded April 4, 2000, as Auditor's File No. 200004040010.
 5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Interwest Properties Inc., dated November 2, 2000, recorded November 3, 2000, as Auditor's File No. 200011030078.

Supplementary Declaration of Covenants and Restrictions of Maddox Creek Adding Additional Property to Existing Declaration.

6. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Maddox Creek Condominium, or any amendment thereto or under the bylaws adopted pursuant to said Declaration.
 7. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.
- The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"
8. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated January 17, 2002, recorded January 22, 2002, as Auditor's File No. 200201220123.
 9. Agreement, affecting subject property, regarding water service and the terms and provisions thereof between Public Utility District No. 1 of Skagit County and Nord Northwest Corporation or its successor and/or assigns, dated June 24, 2003, recorded February 10, 2005, as Auditor's File No. 200502100041.

This agreement amends and supersedes that agreement recorded June 27, 2003 under Auditor's File No. 200306270034.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Nord Northwest Corporation, dated June 15, 2004, recorded June 23, 2004, as Auditor's File No. 200406230100.
11. Terms and conditions of Declaration-The Ridge at Maddox Creek Condominiums Association, recorded

Statutory Warranty Deed
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September 12, 2003, as Auditor's File No. 200309120223.

Above terms and conditions of declaration were amended and recorded July 15, 2004, April 6, 2005, June 16, 2008 and March 3, 2010 as Auditor's File No's. 200407150082, 200504060078, 200806160175 and 201003030089.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named The Ridge at Maddox Creek, A condominium, Phase 1, recorded September 12, 2003, as Auditor's File No. 200309120222.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. Regulatory notice/agreement regarding Skagit County Right to Farm Ordinance that may include covenants, conditions and restrictions affecting the subject property, recorded September 27, 2005 as Auditor's File No. 200504290226.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.