

When recorded return to:  
Martin Cullup and Lucia A Cullup  
1508 Lindsay Loop Unit 101  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310  
Seattle, WA 98133

**CHICAGO TITLE COMPANY**  
**620051639**

Escrow No.: 0241348-OC

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert C Snow, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Martin G. Cullup and Lucia Ann Cullup, a married couple

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

UNIT 101, BUILDING 2, MADDOX HIGHLANDS CONDOMINIUM I PHASE I, ACCORDING TO  
THE  
DECLARATION THEREOF RECORDED JANUARY 23, 2001, UNDER AUDITOR'S FILE NO.  
200101230038,  
AND ANY AMENDMENTS THERETO, AND SURVEY MAP AND PLANS THEREOF RECORDED  
JANUARY 23,  
2001, UNDER AUDITOR'S FILE NO. 200101230037, RECORDS OF SKAGIT COUNTY  
WASHINGTON.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P117721 **4773-002-101-0000**

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222893

Jul 14 2022

Amount Paid \$6245.00  
Skagit County Treasurer  
By Lena Thompson Deputy

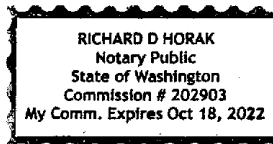
**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 6, 2022

Robert C. Snow  
Robert C Snow

State of waCounty of S KingThis record was acknowledged before me on July 12, 2022 by Robert C Snow.

Richard D Horak  
(Signature of notary public)  
Notary Public in and for the State of wa  
My appointment expires: 10-18-22



## EXHIBIT "A"

### Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. 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: Condominium Declaration  
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
  
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

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

Recording Date: April 4, 2000  
 Recording No.: 200004040010  
 Affects: Portion of said premises

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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, encroachments, 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. 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: Condominium Declaration  
 Recording Date: January 23, 2001  
 Recording No.: 200101230038  
 Modification(s) of said covenants, conditions and restrictions  
 Recording Date: January 26, 2001  
 Recording No.: 200101260084  
 Modification(s) of said covenants, conditions and restrictions  
 Recording Date: January 21, 2003  
 Recording No.: 200301210025  
 Modification(s) of said covenants, conditions and restrictions  
 Recording Date: June 29, 2017  
 Recording No.: 201706290115  
 Modification(s) of said covenants, conditions and restrictions  
 Recording Date: December 14, 2017  
 Recording No.: 201712140086

11. By Laws and the terms and conditions thereof:  
 Recording Date: January 23, 2001  
 Recording No.: 200101230039

12. Lien of assessments levied pursuant to the Declaration for Maddox Highlands Condominium to the extent

**EXHIBIT "A"**

Exceptions  
(continued)

provided for by Washington law.

13. 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

14. 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

15. City, county or local improvement district assessments, if any.

16. Assessments, if any, levied by Mt Vernon.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 06/14/22  
between \_\_\_\_\_ ("Buyer")  
Buyer \_\_\_\_\_ Buyer \_\_\_\_\_  
and Robert C Snow ("Seller")  
Seller \_\_\_\_\_ Seller \_\_\_\_\_  
concerning 1508 Lindsay Loop Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

*Martin D Cullup* 6/14/22  
*Robert C Snow* 5-9-2022  
Buyer \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_  
Authenticity  
*Lucia A Cullup* 06/14/22  
Buyer \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_