

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224114

Oct 07 2022

Amount Paid \$5605.00  
Skagit County Treasurer  
By Angie Alumu Deputy

When recorded return to:

Janet Marie Cassells  
1416 Lindsay Loop, #204  
Mount Vernon, WA 98274

GNW 22-16619

**STATUTORY WARRANTY DEED**THE GRANTOR(S) Daniel W. Allan and Paula D. Allan, husband and wife, 800 East Dimond Boulevard, #3-620,  
Anchorage, AK 99515,for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Janet Marie Cassells, 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 303, Building 2, The Ridge at Maddox Creek, a Condominium  
Phase 2This 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): P122670

Dated: 10/03/2022Daniel W. Allan  
Daniel W. AllanPaula D. Allan  
Paula D. AllanStatutory Warranty Deed  
LPB 10-05

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STATE OF Alaska  
COUNTY OF Anchorage

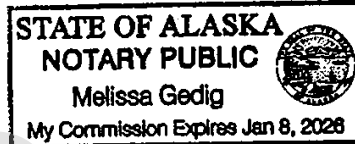
This record was acknowledged before me on 3<sup>rd</sup> day of October, 2022 by Daniel W. Allan and Paula D. Allan.

Melissa Gedig  
Signature

Notary  
Title

My commission expires:

Jan 8, 2026



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1419 Digby Place, unit 303, Mount Vernon, WA 98274  
Tax Parcel Number(s): P122670

**Property Description:**

Unit 303, Building 2, "THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2, according to the Amended Declaration thereof April 6, 2005, under Auditor's File No. 200504060078, and Survey Map and Plans thereof recorded April 6, 2005, under Auditor's File No. 200504060077, records of Skagit County, Washington; being a portion of Lot B-12, 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.

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**EXHIBIT B**

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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  
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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 2, recorded April 6, 2005, as Auditor's File No. 200504060077.

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 Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded November 29, 2005 as Auditor's File No. 200511290104. 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.