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05/04/2023 01:30 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:

Mrs. and Mr. Jazmin V Hurlbut
1814 Lindsay Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236376

May 04 2023

Amount Paid \$12143.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
Mauseth Legal, PLLC
Escrow Number: 001655-LR

CHICAGO TITLE COMPANY
620053734

Statutory Warranty Deed

THE GRANTORS Timothy Bennett and Jodine R Bennett, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bruce Wesson Hurlbut and Jazmin V Hurlbut, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
LT. 13, MADDOX CREEK PUD PHASE 1

Tax Parcel Number(s): P109318/4681-000-013-0000

LOT 13, MADDOX CREEK PUD PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 121 THROUGH 130, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

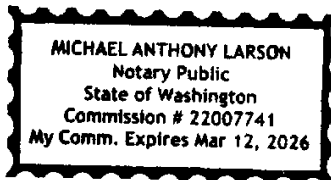
Dated 5-2-2023Jodine R. Bennett
Jodine R. BennettTimothy M. Bennett
Timothy BennettSTATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:I certify that I know or have satisfactory evidence that **Jodine R. Bennett and Timothy Bennett**are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.Dated: 05/02/2023MICHAEL ANTHONY LARSONNotary Public in and for the State of WASHINGTON
Residing at SPRINGER
My appointment expires: 03/12/2026

EXHIBIT "A"**RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS
AND/OR EASEMENTS**

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 I: Recording No: 9609090082

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

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

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

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, as set forth in the document
Recording Date: September 20, 1996 Recording No.: 9609200055

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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