

When recorded return to:
Jennifer C. Messina
1419 Digby Place Unit 305
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236913
Jun 15 2023
Amount Paid \$4805.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620053743

Escrow No.: 620053743

STATUTORY WARRANTY DEED

THE GRANTOR(S) Caroline Curry-Smith, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jennifer C. Messina, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT 305, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P122672 / 4852-000-305-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2023

Caroline Curry-Smith
Caroline Curry-Smith

State of WA
County of Skagit

This record was acknowledged before me on 08 June 2023 by Caroline Curry-Smith.

Heather E. Boies
(Signature of notary public) Heather E. Boies
Notary Public in and for the State of WA
My commission expires: 10-24-2025

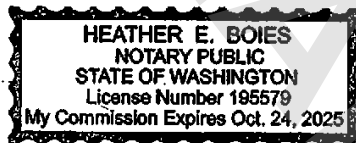


EXHIBIT "A"

Exceptions

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 MADDOX CREEK PUD PHASE 1.

2. 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 9, 1996
 Recording No.: 9609090083

3. 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

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: September 20, 1996
 Auditor's No(s): 9609200054, records of Skagit County, Washington
 Imposed By: Maddox Creek Master Community Association

 AMENDED by instrument(s):
 Recorded: November 03, 2000
 Auditor's No(s): 200011030078, records of Skagit County, Washington

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 4, 2000
 Auditor's No(s): 2000004040010, records of Skagit County, Washington
 In favor of: Skagit County Public Utility District No. 1
 For: Pipeline
 Affects: 20 foot strip across a portion of Maddox Creek P.U.D. Phase 3

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

6. 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 MADDOX CREEK PUD PH. 3:
- Recording No: 200008140137
7. Easement, including the terms and conditions thereof, granted by instrument
 Recorded: December 17, 1997
 Auditor's No.: 9712170076, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 For: Construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water
 Affects: A non-exclusive 20 foot wide easement over, under and across a portion of said Maddox Creek P.U.D. Phase 3
8. Easement, including terms and conditions thereof, granted by instrument
 Recorded: April 4, 2000
 Auditor's No.: 200004040010, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington
 For: Water pipeline
9. Covenants and restrictions, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the Unites States Code or (b) relates to handicap but does not discriminate against handicap persons.
 Recorded: September 20, 1996
 Auditor's No.: 9609200054, records of Skagit County, Washington
 Executed by: Interwest Properties, Inc.
- AMENDED by instrument(s):
 Recorded: November 3, 2000
 Auditor's No(s): 200011030078, records of Skagit County, Washington
10. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium of Maddox Highlands Condo Phase I;
 Recorded: January 23, 2001
 Auditor's No.: 200101230038, records of Skagit County, Washington

And in Amendments thereto

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

Recorded: January 26, 2001
 Auditor's No.: 2000101260084, records of Skagit County, Washington
 Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3

11. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 1, 2001
 Auditor's No(s): 200110010016, records of Skagit County, Washington
 In favor of: TCI Cablevision
 For: Cable service
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PHASE 1:

 Recording No: 200101230037

13. 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: January 23, 2001
 Recording No.: 200101230039

14. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 22, 2002
 Auditor's No(s): 200201220123, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances

15. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 22, 2002
 Auditor's No(s): 200201220124, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances

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

16. Agreement, including the terms and conditions thereof, entered into;
 By: Public Utility District No. 1 of Skagit County
 And Between: North Northwest Corporation
 Recorded: June 27, 2003
 Auditor's No. 200306270034, records of Skagit County, Washington
 Providing: Water Service Contract

AMENDED by instrument(s):

Recorded: February 10, 2005

Auditor's No(s): 200502100041, records of Skagit County, Washington

17. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: September 12, 2003
 Auditor's No.: 200309120223, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 15, 2004, April 6, 2005, June 16, 2008 and March 3, 2010

Auditor's No(s): 200407150082, 200504060078, 200806160175 and 201003030089, records of Skagit County, records of Skagit County, Washington

18. Lien of assessments levied pursuant to the Declaration for the Ridge at Maddox Creek a Condominium, Phase 2 to the extent provided for by Washington law.
19. 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 PLAT OF RIDGE AT MADDOX CREEK, A CONDOMINIUM PHASE 1:
- Recording No: 200309120222
20. 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: June 23, 2004

Recording No.: 200406230100

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

21. 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 PLAT OF RIDGE AT MADDOX CREEK, A CONDOMINIUM, PHASE 2:

Recording No: 200504060077

22. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
23. Assessments, if any, levied by Mt Vernon.
24. City, county or local improvement district assessments, if any.