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09/19/2023 11:35 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:

Nicholas V. Mickel
1408 Lindsay Loop, Unit 1
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238121

Sep 19 2023

Amount Paid \$6325.00
Skagit County Treasurer
By Shannon Burrow Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18986-TW

THE GRANTOR(S) **Ruth M. Newell, a widow**, 19027 44th Avenue Northeast, Arlington, WA 98223,

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

in hand paid, conveys, and warrants to **Nicholas V. Mickel, an unmarried person** 

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

Unit 1, Building 2, "MADDOX HIGHLANDS CONDOMINIUM II", (a condominium) according to Declaration thereof recorded August 5, 2002, under Auditor's File No. 200208050149, records of Skagit County, Washington, and any Amendments thereto, and Amended Survey Map and Plans thereof recorded under Auditor's File No. 200208050148, records of Skagit County, Washington.

Abbreviated legal description: Unit 1, Building 2, MADDOX HIGHLANDS CONDOMINIUM II

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 "A" attached hereto

Tax Parcel Number(s): P119424/4798-002-001-0000

Statutory Warranty Deed
LPB 10-05

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Dated: September 18, 2023

Ruth M. Newell by Craig Newell, her Attorney-In-Fact
Ruth M. Newell by Craig Newell, her Attorney-In-Fact

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18 day of September, 2023 by Craig Newell.

Emily Nicole Wesel
Signature

Notary
Title

My commission expires: 05/04/2027

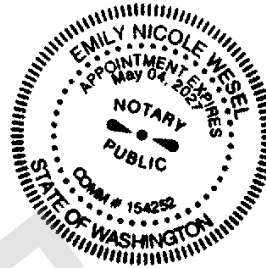


EXHIBIT A

23-18986-TW

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.

Supplementary Declaration of Covenants and Restrictions of Maddox Creek adding additional property to existing Declaration recorded November 3, 2000, under 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 said premises and for the purpose of water pipeline, in favor of Public Utility District No.1 of Skagit County, Washington, a municipal corporation recorded December 17, 1997, as Auditor's File No. 9712170076.
 5. 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. 200201220124.
 6. 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.
 7. 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 Maddox Highlands Condominium Phase 2, recorded August 5, 2002, as Auditor's File No. 20020805148.
- 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".
8. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to declaration recorded August 5, 2002, as Auditor's File No. 200208050149.
 9. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities, including terms and provisions thereof granted to TCI Cablevision of Washington recorded September 27, 2002, as Auditor's File No. 200209270013.

End of Exhibit A

Statutory Warranty Deed
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