

202412060025

12/06/2024 12:48 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243183

Dec 06 2024

Amount Paid \$6920.20
Skagit County Treasurer
By Shannon Burrow Deputy

When recorded return to:
Steven Byron and Sophie Byron
500 Darby Drive # 209
Bellingham, WA 98226

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056971

CHICAGO TITLE
620056971

STATUTORY WARRANTY DEED

THE GRANTOR(S) Delbert D. Wedell and R. Sharon Wedell, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Steven Byron and Sophie Byron, a married couple

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

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

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

UNIT 5, BLDG 2, MADDOX HIGHLANDS CONDOMINIUM II (A CONDOMINIUM)

Tax Parcel Number(s): P119428 / 4798-002-005-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

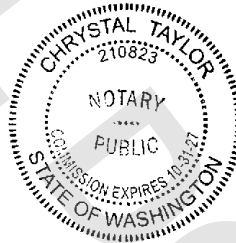
Dated: Dec 4, 2024Delbert D. Wedell
Delbert D. WedellR. Sharon Wedell
R. Sharon WedellState of WACounty of PierceThis record was acknowledged before me on Dec 4, 2024 by Delbert D. Wedell
and R. Sharon Wedell.[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 10/31/27

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119428 / 4798-002-005-0000

UNIT 5, BUILDING 2, MADDOX HIGHLANDS CONDOMINIUM II (A CONDOMINIUM), ACCORDING TO DECLARATION HEREOF RECORDED AUGUST 5, 2002, UNDER AUDITOR'S FILE NO. 200208050149, RECORDS OF SKAGIT COUNTY, WASHINGTON AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200208050148, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS B-13 AND B-14, 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.

EXHIBIT "B"
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 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. 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. 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000
Recording No.: 200011030078
5. 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

EXHIBIT "B"**Exceptions
(continued)**

assigns

Recording Date: September 20, 1996

Recording No.: 9609200054

6. Public Notice regarding Remediated Landfill Sites and the terms and conditions thereof:

Recording Date: September 20, 1996

Recording No.: 9609200055

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

Recording Date: December 17, 1997

Recording No.: 9712170076

Affects: Portion of said premises

8. 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: April 4, 2000

Recording No.: 200004040010

Affects: Portion of said premises

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 Creek P.U.D. Phase 3:

Recording No: 200008140137

10. 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:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 200101230037

11. 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.: 200101230038

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 26, 2001
Recording No.: 200101260084

12. 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

13. 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

14. 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 Highlands Condominium II:

Recording No: 200208050148

15. 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

EXHIBIT "B"

Exceptions
(continued)

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: Declaration of Condominium
Recording Date: August 5, 2002
Recording No.: 200208050149

16. Lien of assessments levied pursuant to the Declaration for Maddox Highlands Condominium to the extent provided for by Washington law.

17. MDU Broadband Services Agreement and the terms and conditions thereof:

Executed by: Nord Northwest Corporation and TCI Cablevision of Washington, Inc.
Recording Date: September 27, 2002
Recording No.: 200209270013

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

19. Skagit County to Manage Natural Resources Lands Disclosures and the terms and conditions thereof:

Recording Date: September 28, 2016
Recording No.: 201609280103

20. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024
Tax Account Number: P119428 / 4798-002-005-0000
Levy Code: 0930
Assessed Value-Land: \$119,800.00
Assessed Value-Improvements: \$235,500.00

General and Special Taxes: Billed:\$3,634.88
Paid: \$3,634.88
Unpaid:\$0.00

21. Assessments, if any, levied by Maddox Highlands Condominium II Association.

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

EXHIBIT "B"

Exceptions
(continued)

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