

**When recorded return to:**

Francisco Ortiz Bello and Nilda Benitez Gonzalez  
7604 51st Ave NE  
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250485

Feb 21 2025

Amount Paid \$6805.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620057833

**CHICAGO TITLE**

620057833

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Peter Struck, an unmarried person, as a 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 Francisco Ortiz Bello and Nilda Benitez Gonzalez, a married couple

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

Unit 3301-C, PARK LANE CONDOMINIUM PHASE 1, as per Correction Survey Map and set of Plans recorded April 12, 2007, under Auditor's File No. 200704120145, (formerly shown as Unit 3301E, as per Survey Map and set of plans recorded on August 23, 2005, under Auditor's File No. 200508230144) and as described in that certain Condominium Declaration recorded August 23, 2005, under Auditor's File No. 200508230145; and any Amendments thereto, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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


Tax Parcel Number(s): P122527 / 4869-000-008-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 2/14/25  
Peter StruckState of WashingtonCounty of SkagitThis record was acknowledged before me on 2/14/25 by Peter Struck.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: April 16, 2025

**EXHIBIT "A"**  
Exceptions

1. 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 Creek P.U.D. Phase 1, recorded in Volume 16 of Plats, Pages 121 through 130:

Recording No: 9609090082

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: January 17, 2002  
Recording No.: 200201220124, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition 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 United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 2, 2000  
Recording No.: 200011030078, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 15, 2002  
Recording No.: 200211210175, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

5. 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 Creek P.U.D. Phase 3:

Recording No: 200008140137

6. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition 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

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

3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 9, 1996  
 Recording No.: 9609090083, records of Skagit County, Washington  
 Executed By: City of Mount Vernon and InterWest Properties, Inc.

7. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition 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 United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 20, 1996  
 Recording No.: 9609200055, records of Skagit County, Washington  
 Executed By: InterWest Properties, Inc.

8. 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  
 Recording No.: 9609200054, records of Skagit County, Washington  
 Imposed By: Maddox Creek Master Community Association

AMENDED by instrument(s):

Recorded: November 03, 2000  
 Recording No.: 200011030078, records of Skagit County, Washington

9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 4, 2000  
 Recording No.: 200004040010, 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

10. Easement, including the terms and conditions thereof, granted by instrument

Recorded: December 17, 1997  
 Recording 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

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

11. 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.: 9609200054

Modification(s) of said covenants, conditions and restrictions

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

12. 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

13. 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  
Recording No.: 200101230038, records of Skagit County, Washington

And in Amendments thereto

Recorded: January 26, 2001  
Recording No.: 200101260084, records of Skagit County, Washington  
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3

14. 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: August 23, 2005  
Recording No.: 200508230145, records of Skagit County, Washington

And in Amendments thereto

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

Recorded: September 15, 2005  
Recording No.: 200509150004, records of Skagit County, Washington

Recorded: April 12, 2007  
Recording No.: 200704120144, records of Skagit County, Washington

Recorded: July 16, 2007  
Recording No.: 200707160194, records of Skagit County, Washington

15. 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: Unit Owners Association of Park Lane Condominium  
Recording Date: August 23, 2005  
Recording No.: 200508230145

16. 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 Park Lane Condominium Phase 1:

Recording No: 200508230144

Correction Survey for Park Lane Condominium Phase I recorded under Recording No. 200704120145.

Park Lane Condominium Phase II recorded under Recording No. 200707160193.

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. Assessments, if any, levied by Unit Owners Association of Park Lane Condominium.
19. Assessments, if any, levied by Mt Vernon.
20. City, county or local improvement district assessments, if any.