

202608120087

08/12/2026 03:56 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Richard L Mettler and Pamela K Mettler
1508 Lindsay Loop, Unit 105
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262591
Aug 12 2026
Amount Paid \$6613.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620062674

CHICAGO TITLE
620062674

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Douglas McNair, Personal Representative of The Estate of Barbara Langfritz McNair, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Richard L Mettler and Pamela K Mettler, 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 105, BLDG 2, MADDOX HIGHLANDS CONDO 1, PHASE 1 REC NO. 200101230037

Tax Parcel Number(s): P117725 / 4773-002-105-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 8/11/26

The Estate of Barbara Langfritz McNair, deceased

BY: [Signature]

Scott D McNair

Personal Representative

Personal Representative

State of WashingtonCounty of KingThis record was acknowledged before me on August 11, 2026 by Scott D McNair as
Personal Representative of The Estate of Barbara Langfritz McNair, deceased.[Signature]
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: Nov 23, 2027

RICHARD ZHU
Notary Public
State of Washington
Commission # 20100931
My Comm. Expires Nov 23, 2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117725 / 4773-002-105-0000

UNIT 105, BUILDING 2, "MADDOX HIGHLANDS CONDOMINIUM I, PHASE I," ACCORDING TO AMENDED DECLARATION THEREOF RECORDED JANUARY 26, 2001 UNDER AUDITOR'S FILE NO. 200101260084 AND SURVEY MAP AND PLANS THEREOF RECORDED JANUARY 23, 2001, UNDER AUDITOR'S FILE NO. 200101230037, 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. 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 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: Condominium Declaration

Recording Date: September 20, 1996

Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000

Recording No.: 200011030078

4. 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 assigns

Recording Date: September 20, 1996

Recording No.: 9609200054

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

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

Recording Date: September 20, 1996
Recording No.: 9609200055

6. 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

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: April 4, 2000
Recording No.: 200004040010
Affects: Portion of said premises

8. 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

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 Highlands Condominium I, Phase I:

Recording No: 200101230037

10. 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: Condominium Declaration
Recording Date: January 23, 2001
Recording No.: 200101230038

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 21, 2003
Recording No.: 200301210025

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 29, 2017
Recording No.: 201706290115

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 14, 2017
Recording No.: 201712140086

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 4, 2024
Recording No.: 202410040031

11. **Bylaws and the terms and conditions thereof:**

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

Modification(s) of said Bylaws

Recording Date: October 4, 2024
Recording No.: 202410040030

12. **Lien of assessments levied pursuant to the Declaration for Maddox Highlands Condominium to**

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

the extent provided for by Washington law.

13. 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

14. 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

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Maddox Highlands Condominium Association.
18. Assessments, if any, levied by Maddox Creek Master Community Association.
19. Assessments, if any, levied by City of Mount Vernon.