



200802290167

Skagit County Auditor

2/29/2008 Page

1 of

6 2:46PM

AFTER RECORDING MAIL TO:

1403 Digby Place
Mt. Vernon, WA 98274

Filed for Record at Request of
Professional Escrow Services
Escrow Number: R07-00749-PS

Statutory Warranty Deed

Grantor(s): Christine A. Mayo and Sandra L. Noble

Grantee(s):

Patricia I. Warner

GUARDIAN NORTHWEST TITLE CO.

Lot D-24-B, "View Crest Townhomes"

92450E-1

Assessor's Tax Parcel Number(s): 4900-004-024-0200

THE GRANTOR Christine A. Mayo, a single woman, as her separate estate and Sandra L. Noble, a single woman, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00) in hand paid, conveys and warrants to

Patricia I. Warner, a married woman as her separate estate

638
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

639
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 29 2008

FEB 29 2008

Amount Paid \$ *5078.00*
Skagit Co. Treasurer
By *man* Deputy

Amount Paid \$ *5078.00*
Skagit Co. Treasurer
By *man* Deputy

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

Lot D-24-B, the Amended P.U.D. and Re-Plat of Lots D-20, D-21, D-22, D-23, D-24 and D-25 of 'Maddox Creek P.U.D. Phase 3', according to the plat thereof, recorded July 27, 2006, under Auditor's File No. 200607270145, commonly known as "View Crest Townhomes", records of Skagit County, Washington.

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Dated

2/15/08

Christine A. Mayo
Christine A. Mayo

Sandra L. Noble
Sandra L. Noble

UNOFFICIAL DOCUMENT

STATE OF WA
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that **Christine A. Mayo**
is the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 2/15/08

[Signature]

Notary Public in and for the State of WA
Residing at Shoreline
My appointment expires: 9-5-10



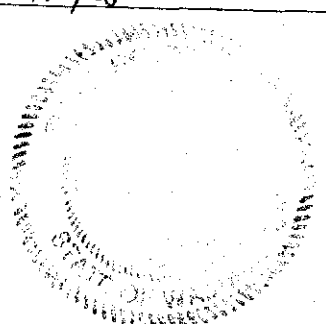
STATE OF WA
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that **Saundra L. Noble**
is the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 2/15/08

[Signature]

Notary Public in and for the State of WA
Residing at Shoreline
My appointment expires: 9-5-10



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"Exhibit A"

EXCEPTIONS:

Agreement regarding Formation of Local Improvement District, dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 19, 1996
Recorded: September 20, 1996
Auditor's No: 9609200054
Executed by: Interwest Properties, Inc.

Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Maddox Creek P.U.D. Phase 3
Recorded: August 14, 2000
Auditor's No.: 200008140137

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington, a municipal corporation
Dated: December 15, 1997
Recorded: December 17, 1997
Auditor's No: 9712170076
Purpose: Water pipeline
Area Affected: A non-exclusive 20 foot wide easement under and
across a portion Digby Place crossing Lots D21, D22,
D24, B9, B10, B11 and Tract H

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utilities District No. 1 of Skagit County,
Washington, a municipal corporation
Dated: March 20, 2000
Recorded: April 4, 2000
Auditor's No: 200004040010
Purpose: Water pipeline
Area Affected: A non-exclusive 20 foot wide easement over, under
and across a portion of Lot B12



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"Exhibit A"

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 2, 2000
Recorded: November 3, 2000
Auditor's No: 200011030078
Executed by: InterWest Properties, Inc.

Supplementary Declaration of Covenants and Restrictions of Maddox Creek Adding Additional Property to Existing Declaration.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 17, 2002
Recorded: January 22, 2002
Auditor's No: 200201220124
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Parcel "A" - Lots B13, B14, C19, D20 through D25 , MADDOX CREEK P.U.D. Phase 3 and Parcel "B" - Lot B9 , MADDOX CREEK P.U.D. Phase 3

Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Maddox Creek Condominium, or any amendment thereto or under the bylaws adopted pursuant to said Declaration.

Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.

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.

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 said Declaration:

Recorded: November 3, 2000
Auditor's File No: 200011030078



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“Exhibit A”

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 21, 2006
Recorded: July 27, 2006
Auditor's No.: 200607270146
Executed By: RGN Construction, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 4, 2006
Recorded: October 30, 2006
Auditor's No.: 200610300168

MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Mount Vernon Land Use No. LU 06-050
commonly known as View Crest Townhomes
Recorded: July 27, 2006
Auditor's No.: 200607270145

Said matters include but are not limited to the following:

1. Easements were reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, GTE (now Verizon Northwest), Cascade Natural Gas Corp., and TCE Cablevision (now Comcast Corporation) and their respective successors and assigns as shown on the face of the Plat of Maddox Creek P.U.D., Phase 3. Additional easements shown hereon are also reserved and granted to the above-listed grantees in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, appurtenances attached thereto, for the purpose of providing utility services to the plat and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
2. Easements for the purpose of conveying local storm water runoff and sanitary sewer are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage or private sewer easements. The maintenance of private easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners personal representatives and assigns.
3. "... and dedicate to the use of public forever, the streets, avenues, shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."



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“Exhibit A”

Order No: 92450

4. Building setbacks – As shown hereon
5. Sewage disposal – City of Mount Vernon
6. Storm drainage – City of Mount Vernon
7. Street standard – City of Mount Vernon
8. Water – Skagit County P.U.D. No. 1
9. Power – Puget Sound Energy
10. Telephone – Verizon Northwest
11. Gas – Cascade Natural Gas
12. Television cable – Comcast Corporation
13. Garbage collection – City of Mount Vernon, solid waste collection for lots shall be at the edge of the roadway (Digby Place) right-of-way.
14. All lots within this subdivision are subject to impact fees for schools, fire, parks and any other City impact fees, payable upon issuance of a building permit.
15. Lots D-20-R, D-21-R, D-22-R, D-23-R, D-24-R and D-25-R represent remainder parcels of the original platted lots. Each of the remainder parcel will be owned by a homeowner's association. The homeowner's association will be responsible for maintenance of the parcels per the declaration of covenants, conditions and restrictions for Maddox Creek Townhomes recorded under Skagit County Auditor's File No. 200607270146.
16. Robert Burkes, previous contract planner for the City of Mount Vernon, prepared condition letters for the Plat of Maddox Creek P.U.D, Phase 3, dated June 3, 1994, and May 7, 1996, which were part of the basis conditions and approval of Maddox Creek P.U.D., Phase 3. The letter requires height restriction for new construction be placed on Lots D-21, D-22 and D-23 and indicated the maximum height restriction would be measured from the uphill side toward the single family residential and could not exceed 25 feet. They do make allowance for a daylight basement if the building at the upper level of grade does not exceed 25 feet in height. See City of Mount Vernon Development Service Department for any additional information pertaining to this setback restriction.



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