



200806250058  
Skagit County Auditor

6/25/2008 Page 1 of 211:30AM

When recorded return to:

Mr. and Mrs. Arthur E. Larvie  
PO Box 794  
LaConner WA 98257

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 94797

### Statutory Warranty Deed

THE GRANTOR Norman R. Pennington, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Arthur E. Larvie and Kym E. Larvie, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

94797-E1

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:  
Lot 32, "MADDOX CREEK PUD PHASE 1"

Tax Parcel Number(s): P109336, 4681-000-032-0000

Lot 32, "MADDOX CREEK PUD PHASE 1", as per plat recorded in Volume 16 of Plats, pages 121 through 130, inclusive, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 6/24/08

Norman R. Pennington

2067  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 25 2008

Amount Paid \$ 10,952.00  
Skagit Co. Treasurer  
By mam Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Norman R. Pennington, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6/25/08

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Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 1/07/2011 4-21-11

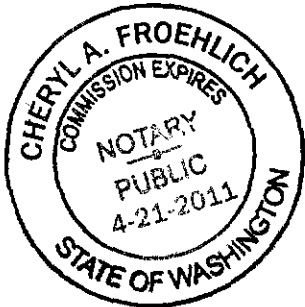


Exhibit A

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

B. 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.

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

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

Plat/Subdivision Name: Maddox Creek P.U.D. Phase I  
Recorded: September 9, 1996  
Auditor's No.: 9609090082

Said matters include but are not limited to the following:

1. Know all men by these presents that InterWest Properties, Inc., a Washington Corporation, and the City of Mount Vernon, a Washington Municipal Corporation, as to "Tract City" owners in the fee simple of the land hereby platted, declares this plat and dedicates to the use of the public forever, the streets, places, courts, avenues, Tract "A", Tract "B", and public open spaces shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway and park purposes, together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets, places, courts and avenues shown hereon.

2. Any lot within this subdivision may become subject to impact fees payable upon issuance of a building permit in the event such fees are hereafter imposed by Ordinances of the City of Mount Vernon on either an interim or permanent basis:

3. Utility Sources: Telephone - GTE  
Power - Puget Power  
Television - TCI Cablevision  
Storm - City of Mount Vernon  
Sewer - City of Mount Vernon  
Water - Public Utilities District No. 1

4. An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the Maddox Creek Master Community Association and their heirs, personal representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

5. An easement is hereby reserved for and granted to City of Mount Vernon: Public Utility District No. 1; Puget Power; G.T.E.; Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet or seven (7) feet of front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto for the purpose of providing utility services to the subdivision 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.

6. An easement for storm water drainage/detention facilities common to the Plat of Maddox Creek P.U.D., Phase No. 1, is hereby granted to the City of Mount Vernon on Tract 80. Maintenance of any perimeter fences, landscaping and plant material within this easement is the responsibility of the Plat of Maddox Creek Master Community Association.

7. 7 foot utility easement affecting areas abutting streets

8. 15-foot side sewer easement affecting the Easterly portion of subject lot



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