



201406300162

When recorded return to:

Paul J. Goebel
1410 Mallard View Drive, Unit 4
Mount Vernon, WA 98273

Skagit County Auditor

\$75.00

6/30/2014 Page

1 of

4 3:39PM

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021463

CHICAGO TITLE

620021463

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anna Mae Lucier, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Paul J. Goebel, an unmarried person

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

Unit 4, Building 2, MALLARD VIEW CONDOMINIUM, according to the Declaration thereof
recorded under Auditor's File No. 9812090060 and any amendments thereto AND the Survey Map
and Plans thereof recorded in Volume 17 of Plats, pages 34 through 37, records of Skagit County,
Washington. 51 55

Situating in Skagit County, Washington

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

Tax Parcel Number(s): P114386, 4729-002-004-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021463, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 27, 2014

Anna Mae Lucier

Anna Mae Lucier

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20142313

JUN 30 2014

Amount Paid \$ 3209.00

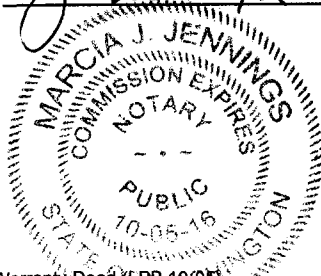
Skagit Co. Treasurer
By HB Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Anna Mae Lucier
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated:

June 27, 2014*Marcia J. Jennings*

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

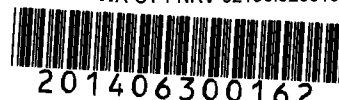
1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, 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 PUD
Recording No: 199609090082
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 1, 1998
Auditor's No.: 9812010039, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Construction and maintenance of a water line, lines or related facilities
Affects:
Beginning at the most Southerly corner of said Tract 86 (the Southwest corner of Lot 75, Maddox Creek P.U.D. Phase I); thence North 20°41'15" East a distance of 72.08 feet along the common line of said Tract 86 and Lot 75; thence North 16°03'49" West a distance of 176.65 feet; thence North 73°56'11" East a distance of 10.00 feet; thence North 16°03'49" West a distance of 20.00 feet; thence South 73°56'11" West a distance of 10.00 feet; thence north 16°03'49" West a distance of 10.00 feet; thence South 73°56'11" West a distance of 20.00 feet; thence South 16°03'49" East a distance of 200.01 feet to a point 20.00 feet Northwesterly from (as measured perpendicular to) said common line of Tract 86 and Lot 75; thence South 20°41'15" West a distance of 66.15 feet parallel with said common line of Tract 86 and Lot 75 to the Southerly line of Tract 86 (Northerly margin of Shelly Hill Road); thence Easterly along said South line to the point of beginning
3. 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 MALLARD VIEW CONDOMINIUM
Recording No: 9812090059
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 1, 1999
Auditor's No.: 9903010207, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: The right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines under, over, through, and across the above-described property
Affects: A strip of land 10 feet in width having 5 feet on each side of the centerline of Grantees' facilities as constructed, to be constructed, extended, or relocated within the above described property
5. 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 9, 1996
Auditor's No(s): 9609090083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.
6. 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: September 20, 1996



SCHEDULE "B"

Auditor's No(s): 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.

7. 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: September 20, 1996
Auditor's No(s): 9609200054, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.
8. Covenants, conditions, and restrictions contained in declaration 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 4, 1998
Auditor's No.: 9811040087, records of Skagit County, Washington
Executed By: InterWest Properties, Inc., a Washington corporation
As Follows: The above described property represents an addition of property that has been combined from contiguous property owned by the grantee. This boundary line adjustment is hereby approved.
Affects: That portion of Lot 75
9. Covenants, conditions, restrictions, and easements 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: December 9, 1998
Auditor's No(s): 9812090060, records of Skagit County, Washington
Executed By: Nord Northwest, Inc., a Washington corporation
- AMENDED by instrument:
Recorded: March 17, 1999, August 30, 2000 and July 27, 2007
Auditor's No.: 9903170099, 200008300094 and 200707270127, records of Skagit County, Washington
10. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.
11. 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
Auditor's No(s): 9609200054, records of Skagit County, Washington
Imposed By: Maddox Creek Master Community Association
12. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
13. City, county or local improvement district assessments, if any.
14. Dues, charges, and assessments, if any, levied by Maddox Creek Master Community Association.
15. Dues, charges, and assessments, if any, levied by Mallard View Condominium Association.
16. Assessments, if any, levied by City of Mount Vernon.
17. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.



SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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