



201511200113

When recorded return to:  
B. Lee Bilski and Roxanne H. Bilski  
1413 Digby Place  
Mount Vernon, WA 98274

Skagit County Auditor \$76.00  
11/20/2015 Page 1 of 4 2:23PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 107698

**Statutory Warranty Deed**

107698

**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTOR Gary L. LaHaie and Karen L. LaHaie, Trustees of the Lahaie Family Revocable Trust, dated February 2, 2011 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to B. Lee Bilski and Roxanne H. Bilski, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot D-25-C, Mount Vernon Land Use No. LU-06-030 aka Maddox Creek PUD Phase 3

Tax Parcel Number(s): P124826, 4900-004-025-0300

Lot D-25-C. "MOUNT VERNON LAND USE NO. LU-06-030", approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-20 through D-25 (inclusive), "MADDOX CREEK P.U.D. PHASE 3", as per plat recorded on August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington, commonly known as View Crest Townhomes.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

X Dated November 17, 2015

Gary L. LaHaie and Karen L. LaHaie, Trustees, or any successors in trust, under the LaHaie Family Revocable Trust dated February 2, 2011

X Gary L. LaHaie Trustee  
By: Gary LaHaie, Trustee

X Karen L. LaHaie Trustee  
By: Karen LaHaie, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

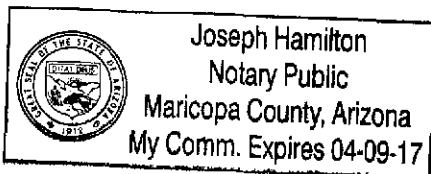
20154737  
NOV 20 2015

STATE OF Washington Arizona }  
COUNTY OF Skagit Maricopa } SS:

Amount Paid \$ 4428.30  
Skagit Co. Treasurer  
By Frank Deputy

I certify that I know or have satisfactory evidence that Gary LaHaie and Karen LaHaie is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustees of The LaHaie Family Revocable Trust dated February 2, 2011, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated: 11/17/15



[Signature]  
Notary Public in and for the State of Washington Arizona  
Residing at Washington 23405 N. Scottsdale Rd  
My appointment expires: 4/9/2017

Exhibit A

**EXCEPTIONS:**

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.

Supplemental Declaration recorded November 3, 2000 under Auditor's File No. 200011030078.

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

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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

E. 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

F. 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

G. 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.

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Paget 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

I. 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 BY:

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

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington, Inc.  
Dated: June 21, 2006  
Recorded: February 14, 2007  
Auditor's No.: 200702140053  
Purpose: Communication Lines  
Area Affected: Lot D-20 and D-21

L. Any tax, fee, assessments or charges as may be levied by Maddox Creek Master Community Association.

M. Any tax, fee, assessments or charges as may be levied by View Crest Townhouse Association.