


When recorded return to:
Gregory C. Hall and/or Alexis J. Boz as Trustees of
the Hall and Boz Living Trust Dated May10, 2018
15176 Sunset Lane
Mount Vernon, WA 98273


201805170043
05/17/2018 11:42 AM Pages: 1 of 6 Fees: \$79.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034563

CHICAGO TITLE
620034563

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ken Hubbard and Patti Hubbard, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gregory C. Hall and/or Alexis J. Boz as Trustees of the Hall and Boz Living Trust Dated May10, 2018

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

Unit 105, Building 1, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 1, according to the Declaration thereof recorded September 12, 2003, under Auditor's File No. 200309120223 and any amendments thereto, and Survey Map and Plans thereof recorded September 12, 2003, under Auditor's File No. 200309120222, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120825 / 4822-001-105-0000,

Subject to:


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

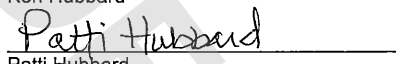
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182041
MAY 17 2018

Amount Paid \$ *3,191.20*
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 15, 2018

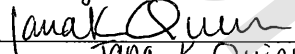


Ken Hubbard


Patti Hubbard

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ken Hubbard and Patti Hubbard are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 16, 2018


Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

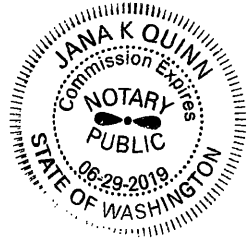


EXHIBIT "A"
Exceptions

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 PHASE 1:
2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: September 9, 1996
Auditor's No(s): 9609090083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.
3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: September 20, 1996
Auditor's No(s): 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.
4. 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

AMENDED by instrument(s):
Recorded: November 03, 2000
Auditor's No(s): 200011030078, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 4, 2000
Auditor's No(s): 2000004040010, records of Skagit County, Washington
In favor of: Skagit County Public Utility District No. 1
For: Pipeline
Affects: 20 foot strip across a portion of Maddox Creek P.U.D. Phase 3
6. 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 PH. 3:

Recording No: 200008140137
7. Easement, including the terms and conditions thereof, granted by instrument
Recorded: December 17, 1997
Auditors No.: 9712170076, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water
Affects: A non-exclusive 20 foot wide easement over, under and across a portion of said Maddox Creek P.U.D. Phase 3

EXHIBIT "A"Exceptions
(continued)

8. Easement, including terms and conditions thereof, granted by instrument
 Recorded: April 4, 2000
 Auditor's No.: 200004040010, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington
 For: Water pipeline
9. Covenants and restrictions, BUT OMITTING ANY COVENANT 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 Unites States Code or (b) relates to handicap but does not discriminate against handicap persons.
 Recorded: September 20, 1996
 Auditor's No.: 9609200054, records of Skagit County, Washington
 Executed by: Interwest Properties, Inc.
- AMENDED by instrument(s):
 Recorded: November 3, 2000
 Auditor's No(s): 200011030078, records of Skagit County, Washington
10. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium of Maddox Highlands Condo Phase I;
 Recorded: January 23, 2001
 Auditor's No.: 200101230038, records of Skagit County, Washington
- And in Amendments thereto
 Recorded: January 26, 2001
 Auditor's No.: 2000101260084, records of Skagit County, Washington
 Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3
11. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 1, 2001
 Auditor's No(s): 200110010016, records of Skagit County, Washington
 In favor of: TCI Cablevision
 For: Cable service
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record
12. 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 HIGHLANDS CONDOMINIUM PHASE 1:
 Recording No: 200101230037
13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in ByLaws;
 Recorded: January 23, 2001
 Auditor's No.: 200101230039, records of Skagit County, Washington
 Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3
14. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 22, 2002
 Auditor's No(s): 200201220123, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
15. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 22, 2002
 Auditor's No(s): 200201220124, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.

EXHIBIT "A"

Exceptions
(continued)

- For: Electric transmission and/or distribution line, together with necessary appurtenances
16. Agreement, including the terms and conditions thereof; entered into;
 By: Public Utility District No. 1 of Skagit County
 And Between: North Northwest Corporation
 Recorded: June 27, 2003
 Auditor's No.: 200306270034, records of Skagit County, Washington
 Providing: Water Service Contract
- AMENDED by instrument(s):
 Recorded: February 10, 2005
 Auditor's No(s): 200502100041, records of Skagit County, Washington
17. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: September 12, 2003
 Auditor's No.: 200309120223, records of Skagit County, Washington
- AMENDED by instrument(s):
 Recorded: July 15, 2004, April 6, 2005, June 16, 2008 and March 3, 2010
 Auditor's No(s): 200407150082, 200504060078, 200806160175 and 201003030089, records of Skagit County, records of Skagit County, Washington
18. 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 PLAT OF RIDGE AT MADDOX CREEK, A CONDOMINIUM PHASE 1:
- Recording No: 200309120222
19. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
20. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by Maddox Creek Master Community Association.
22. Assessments, if any, levied by Ridge at Maddox Creek Condo Association.

EXHIBIT "A"
Exceptions
(continued)

23. Assessments, if any, levied by City of Mount Vernon.