

**When recorded return to:**  
Melvin Dale Birch and Kathryn Louise Birch  
1520 Lindsay Loop #3  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-3878  
Sep 25 2020  
Amount Paid \$5253.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043713

**CHICAGO TITLE**  
020043713

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Perry M. Rose and Sherry L. Rose, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Melvin Dale Birch and Kathryn Louise Birch, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
UNIT 3, BUILDING 3, MADDOX HIGHLANDS CONDOMINIUM 1 ASSOCIATION (A  
CONDOMINIUM), ACCORDING TO DECLARATION THEREOF RECORDED JANUARY 21,  
2003, UNDER AUDITOR'S FILE NO. 200301210025 AND (AMENDED) SURVEY MAP AND  
PLANS THEREOF RECORDED SEPTEMBER 12, 2003 UNDER AUDITOR'S FILE NO.  
200309120221, RECORDS OF SKAGIT COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

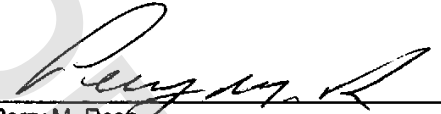
Tax Parcel Number(s): P120812 / 4773-003-003-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

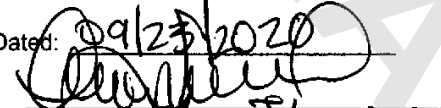
Dated: September 22, 2020

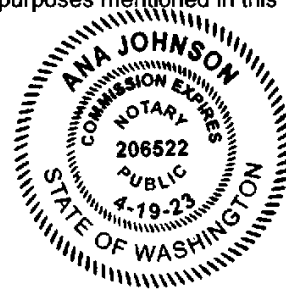
  
\_\_\_\_\_  
Perry M. Rose

  
\_\_\_\_\_  
Sherry L. Rose

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Perry M. Rose and Sherry L. Rose 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: 09/23/2020  
  
\_\_\_\_\_  
Name: Ana Johnson  
Notary Public in and for the State of Washington  
Residing at: Snodgrass  
My appointment expires: 4/10/2023



**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:

Recording No: 199609090082

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

**EXHIBIT "A"****Exceptions  
(continued)**

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 PHASE 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

8. 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

9. 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

**EXHIBIT "A"**Exceptions  
(continued)

And in Amendments thereto

Auditor's No.: 200101260084

Auditor's No.: 200301210025

Auditor's No.: 201706290115

Auditor's No.: 201712140086

Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3

10. 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
11. 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
12. 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 Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances
13. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
14. 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
15. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

**EXHIBIT "A"****Exceptions  
(continued)**

"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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Maddox Creek Master Community Association.
19. Dues, charges, and assessments, if any, levied by Maddox Highlands Condominium Association.
20. Liability to future assessments, if any, levied by the City of Mount Vernon.