

**When recorded return to:**  
Donita Leeson  
325 Washington Ave S 184  
Kent, WA 98032

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221672

Apr 22 2022

Amount Paid \$9607.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE CO.**

620051140

Escrow No.: 620051140

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) B. Lee Bilski and Roxanne H. Bilski, 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 Donita Leeson, an unmarried person

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

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

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

LT D-25-C, "MOUNT VERNON LAND USE NO. LU-06-030", AND PTN LTS D-20 THROUGH  
D-25 (INCLUSIVE), "MADDOX CREEK P. U. D. PHASE 3

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

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 15, 2022

[Signature]  
B. Lee Bilski  
[Signature]  
Roxanne H. Bilski

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that B. Lee Bilski and Roxanne H. Bilski 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: April 19, 2022

[Signature]  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arkington  
My appointment expires: 03.01.2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P124826 / 4900-004-025-0300**

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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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Maddox Creek PUD Phase I:  
  
Recording No: 9609090082
2. Agreement regarding formation of local improvement district and the terms and conditions thereof:  
  
Executed by: City of Mount Vernon and InterWest Properties, Inc.  
Recording Date: September 9, 1996  
Recording No.: 9609090083
3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: September 20, 1996  
Recording No.: 9609200054  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: November 3, 2000  
Recording No.: 200011030078
4. Public Notice regarding Remediated Landfill Sites and the terms and conditions thereof:  
  
Executed By: InterWest Properties, Inc.  
Recorded: September 20, 1996  
Recording No: 9609200055
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Public Utility District No. 1 of Skagit County  
Purpose: 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

**EXHIBIT "B"**Exceptions  
(continued)

facilities, along with necessary appurtenances for the transportation of water

Recording Date: December 17, 1997

Recording No.: 9712170076

Affects: A non-exclusive 20 foot wide easement over, under and across a portion of said Maddox Creek P.U.D. Phase 3

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County, Washington

Purpose: Water pipeline

Recording Date: April 4, 2000

Recording No.: 200004040010

Affects: Portion of said premises

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: January 22, 2002

Recording No.: 200201220124

Affects: Portion of said premises

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 the Amended P.U.D. and Re-Plat of Lots D-20, D-21, D-22, D-23, D-24 and D-25, Maddox Creek P.U.D. Phase 3:

Recording No: 200607270145

**EXHIBIT "B"**Exceptions  
(continued)

10. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 27, 2006  
Recording No.: 200607270146

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 30, 2006  
Recording No.: 200610300168

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 2019  
Recording No.: 201905200064

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Maddox Creek Master Community.
15. Assessments, if any, levied by View Crest Townhome Owner's Association.