

**When recorded return to:**  
Peter Struck  
3301 Park Lane C  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053131

**CHICAGO TITLE**  
020053131

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nora S. Mazonson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Peter Struck, 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.)

UNIT 207, BLDG 2, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PH 2

Tax Parcel Number(s): P122664 / 4852-000-207-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224752

Nov 30 2022

Amount Paid \$5845.00  
Skagit County Treasurer  
By Lena Thompson Deputy

STATUTORY WARRANTY DEED  
(continued)

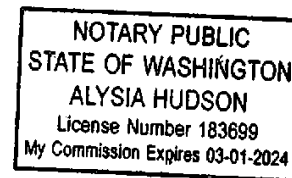
Dated: November 21, 2022

Nora S. Mazonson  
Nora S. Mazonson

State of Washington  
County of Skagit

This record was acknowledged before me on 11/22/2022 by Nora S. Mazonson.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P122664 / 4852-000-207-0000**

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UNIT 207, BUILDING 2, THE RIDGE AT MADDOX CREEK, A CONDOMINIUM, PHASE 2, ACCORDING TO THE DECLARATION THEREOF RECORDED SEPTEMBER 12, 2003, UNDER RECORDING NO. 200309120223, AND SURVEY MAP AND PLANS THEREOF RECORDED APRIL 6, 2005, UNDER RECORDING NO. 200504060077, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

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 Maddox Creek P.U.D. Phase 1, recorded in Volume 16 of Plats, Pages 121 through 130:

Recording No.: 9609090082

2. Power of Attorney and Agreement Regarding Formation of Local Improvement District, and the terms and conditions thereof:

Recording Date: September 9, 1996

Recording No.: 9609090083

3. Public Notice Regarding Remediated Landfill Sites and the terms and conditions thereof:

Recording Date: September 20, 1996

Recording No.: 9609200055

4. 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

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Maddox Creek Master Community Association

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

**EXHIBIT "B"**

Exceptions  
(continued)

Granted to: 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 facilities, along with necessary appurtenances for the transportation of water  
 Recording Date: December 17, 1997  
 Recording No.: 9712170076  
 Affects: Portion of said premises

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

In favor of: Skagit County Public Utility District No. 1  
 Purpose: Pipeline  
 Recording Date: April 4, 2000  
 Recording No.: 200004040010  
 Affects: Portion of said premises

8. 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 Survey Map and Plans of Maddox Creek P.U.D., Phase 3:

Recording No: 200008140137

9. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Condominium Declaration  
 Recording Date: January 23, 2001  
 Recording No.: 200101230038

10. Lien of assessments levied pursuant to the Declaration for Maddox Highlands Condominium I Association to the extent provided for by Washington law.

**EXHIBIT "B"**

Exceptions  
(continued)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: TCI Cablevision  
 Purpose: Cable service  
 Recording Date: October 1, 2001  
 Recording No.: 200110010016  
 Affects: Portion of said premises
12. 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 Highlands Condominium 1, Phase 1:
- Recording No: 200101230037
13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in ByLaws;
- Recording Date: January 23, 2001  
 Recording No.: 200101230039, records of Skagit County, Washington  
 Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3
14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Recording Date: January 22, 2002  
 Recording No.: 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);
- Recording Date: January 22, 2002  
 Recording No.: 200201220124, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 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

**EXHIBIT "B"**

Exceptions  
(continued)

And Between: North Northwest Corporation  
 Recording Date: June 27, 2003  
 Recording No.: 200306270034, records of Skagit County, Washington  
 Providing: Water Service Contract

AMENDED by instrument(s):

Recording Date: February 10, 2005  
 Recording No.: 200502100041, records of Skagit County, Washington

17. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Condominium Declaration  
 Recording Date: September 12, 2003  
 Recording No.: 200309120223

18. Lien of assessments levied pursuant to the Declaration for The Ridge at Maddox Creek Condominium Association to the extent provided for by Washington law.
19. 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 Plat of The Ridge at Maddox Creek, a Condominium, Phase 1:  
 Recording No: 200309120222
20. Covenants, conditions and restrictions 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: June 23, 2004  
 Recording No.: 200406230100

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

21. 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 Survey Map and Plans of The Ridge at Maddox Creek, a Condominium, Phase 2:  
  
Recording No: 200504060077
22. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
23. Assessments, if any, levied by the City of Mount Vernon.
24. City, county or local improvement district assessments, if any.
25. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.



Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 04, 2022  
between Peter Struck ("Buyer")  
Buyer Buyer  
and Nora S Mazonson ("Seller")  
Seller Seller  
concerning 1419 Digby Pl Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate  
Peter Struck 11/04/2022  
Buyer Date

Authenticate  
Nora S Mazonson 11/04/2022  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date