

202301190047

01/19/2023 11:40 AM Pages: 1 of 9 Fees: \$211.50  
Skagit County Auditor, WA

**When recorded return to:**  
Kay Morgan  
1419 Digby Place Unit 309  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235238

Jan 19 2023

Amount Paid \$5885.00

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 COMPANY**  
**620053429**

Escrow No.: 620053429

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gerald VanderPol, 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 Kay Morgan, 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 309, BLDG 2, "THE RIDGE AT MADDOX CREEK, A CONDO, PH 2"

Tax Parcel Number(s): P122676 / 4852-000-309-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 18, 2023

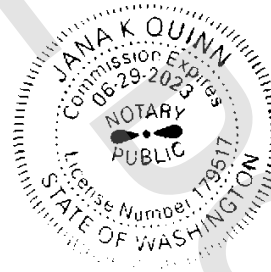
Gerald VanderPol0

by Gerald VanderPol by Patty Vander Yacht, as attorney in fact  
Gerald VanderPol by, Patty Vander Yacht, as attorney in fact

State of Washington  
County of Snohomish

This record was acknowledged before me on 01/18/2023 by Patty Vander Yacht as Power of Attorney for Gerald Vander Pol.

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P122676 / 4852-000-309-0000**

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UNIT 309, BUILDING 2, "THE RIDGE AT MADDOX CREEK, A CONDOMINIUM, PHASE 2," ACCORDING TO THE AMENDED DECLARATION THEREOF RECORDED APRIL 6, 2005, UNDER AUDITOR'S FILE NO. 200504060078, AND SURVEY MAP AND PLANS THEREOF RECORDED APRIL 6, 2005, UNDER AUDITOR'S FILE NO. 200504060077, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT B-12, MADDOX CREEK P.U.D. PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2000, UNDER AUDITOR'S FILE NO. 200008140137, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 26, 2001  
 Recording No.: 200101260084

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

10. Lien of assessments levied pursuant to the Declaration for Maddox Highlands Condominium I Association to the extent provided for by Washington law.
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  
 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  
 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  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

**EXHIBIT "B"**

Exceptions  
(continued)

16. Agreement, including the terms and conditions thereof; entered into:

By: Public Utility District No. 1 of Skagit County  
 And Between: North Northwest Corporation  
 Recording Date: June 27, 2003  
 Recording No.: 200306270034  
 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 15, 2004  
 Recording No.: 200407150082

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 6, 2005  
 Recording No.: 200504060078

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 16, 2008  
 Recording No.: 200806160175

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 3, 2010

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

Recording No.: 201003030089

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 17, 2019  
Recording No.: 201907170050

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 17, 2019  
Recording No.: 201907170051

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
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



**EXHIBIT "B"**

Exceptions  
(continued)

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 Mount Vernon.
24. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2023.
25. City, county or local improvement district assessments, if any.