

202306150041

06/15/2023 12:06 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor, WA

When recorded return to:
Mason G. Eger
1416 Lindsay Loop Unit 304
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236904
Jun 15 2023
Amount Paid \$4245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500143273

Escrow No.: 500143273

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer Messina, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Mason G. Eger, a single man

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

UNIT 304, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P120844 / 4822-001-304-0000

Subject to:

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

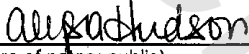
STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2023


Jennifer Messina

State of Washington
County of Skaagit

This record was acknowledged before me on 06/12/2023 by Jennifer Messina.


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

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

EXHIBIT "A"
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 PUD PHASE 1.

Recording No.: 9609090082

2. 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 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.: 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

EXHIBIT "A"

Exceptions
(continued)

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

Imposed by: Maddox Creek Master Community Association

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Interwest Properties, Inc.

7. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: April 4, 2000
Recording No.: 2000004040010
In favor of: Skagit County Public Utility District No. 1
Regarding: Pipeline
Affects: 20 foot strip across a portion of Maddox Creek P.U.D. Phase 3

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 MADDOX CREEK PUD PH. 3:

Recording No: 200008140137

9. Easement, including the terms and conditions thereof, granted by instrument:

Recording Date: December 17, 1997
Recording No.: 9712170076
In favor of: Public Utility District No. 1 of Skagit County
Regarding: Pipeline(s) and/or main(s) for the transmission and/or distribution 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

10. Easement, including terms and conditions thereof, granted by instrument:

Recording Date: April 4, 2000
Recording No.: 200004040010
In favor of: Public Utility District No. 1 of Skagit County, Washington
Regarding: Water pipeline

EXHIBIT "A"

Exceptions
(continued)

11. 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: January 23, 2001
Recording No.: 200101230038

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 26, 2001
Recording No.: 2000101260084

12. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: October 1, 2001
Recording No.: 200110010016
In favor of: TCI Cablevision
Regarding: Cable service
Affects: The exact location and extent of said easement is undisclosed of record

13. 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:

Recording No: 200101230037

14. Provisions contained in the articles of incorporation and bylaws of Maddox Creek PUD Phase 3, recorded under recording number 200101230039, including any liability to assessment lien.

15. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: January 22, 2002
Recording No.: 200201220123
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

16. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: January 22, 2002

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200201220124
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

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

Between: Public Utility District No. 1 of Skagit County and 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

18. 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: Declaration of Condominium
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

EXHIBIT "A"
Exceptions
(continued)

Recording Date: March 3, 2010
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

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 Survey Map and Plans:

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. Assessments, if any, levied by Mount Vernon.
23. City, county or local improvement district assessments, if any.