

**When recorded return to:**

Randal J. Gregg  
Randal J. Gregg and Dina I. Gregg, Trustees of  
the Gregg Family Trust Dated February 26, 2021  
PO Box 20373  
Juneau, AK 99802

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237156  
Jul 06 2023  
Amount Paid \$5957.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

Escrow No.: 620054426

*620054426*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Scott P. Simpson, a married person as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Randal J. Gregg and Dina I. Gregg, Trustees of the Gregg  
Family Trust Dated February 26, 2021

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

UNIT 209, BUILDING 1, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 1,  
ACCORDING TO THE FIRST AMENDED DECLARATION THEREOF RECORDED JULY 15,  
2004, UNDER AUDITOR'S FILE NO. 200407150082, AND SURVEY MAP AND PLANS  
THEREOF RECORDED SEPTEMBER 12, 2011 UNDER AUDITOR'S FILE NO. 200309120222,  
RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT B-12, MADDOX  
CREEK P.U.D., PHASE 3, ACCORDING TO THE PAT 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.

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

Tax Parcel Number(s): P120839 / 4822-001-209-0000

Subject to:

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

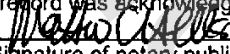
**STATUTORY WARRANTY DEED**  
(continued)

Dated: 6/29/23

  
\_\_\_\_\_  
Scott P. Simpson

State of WA  
County of Snohomish

This record was acknowledged before me on 6/29/23 by Scott P. Simpson.

  
\_\_\_\_\_  
(Signature of notary public)

Notary Public in and for the State of WA  
My commission expires: May 20, 2027

**Notary Public**  
**State of Washington**  
**MATTHEW C HELLSTROM**  
**License #39977**  
**My Commission Expires**  
**May 20, 2027**

**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 MADDUX 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), 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 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
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 Survey Map and Plans of Maddox Creek PUD PH. 3:
- Recording No.: 200008140137
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- 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
9. 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)**

10. 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

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 Phase 1:

Recording No: 200101230037

13. 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  
 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:

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

- Recorded: 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);  
 Recorded: January 22, 2002  
 Auditor's No(s): 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  
 And Between: North Northwest Corporation  
 Recorded: June 27, 2003  
 Auditor's No. 200306270034, records of Skagit County, Washington  
 Providing: Water Service Contract
- AMENDED by instrument(s):  
 Recorded: February 10, 2005  
 Auditor's No(s): 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

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

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  
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. 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 RIDGE AT MADDOX CREEK, A CONDOMINIUM PHASE 1:

Recording No: 200309120222

19. 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

20. Lien of assessments levied pursuant to the Declaration for Ridge at Maddox Creek Condo Association to the extent provided for by Washington law.

**EXHIBIT "A"**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 Maddox Creek, a condominium Phase 2:

Recording No: 200504060077

22. Assessments, if any, levied by Mt Vernon.
23. City, county or local improvement district assessments, if any.



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 06/08/23  
between Randal J Gregg Dina I Gregg ("Buyer")  
Buyer Buyer  
and Scott P Simpson ("Seller")  
Seller Seller  
concerning 1416 Lindsay Loop Unit 209 Mount Vernon WA 98274 (the "Property")  
Address City State Zip

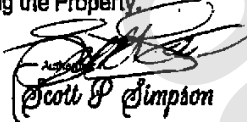
Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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.

Authorized by  
Randal J Gregg 06/08/23  
Buyer Date  
Authorized by  
Dina I Gregg 06/08/23  
Buyer Date

 6/29/23  
Scott P Simpson 12/26/2022  
Seller Date  
Seller Date