

When recorded return to:
Mi Hyang Park
1419 Digby Place #309
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237441
Jul 28 2023
Amount Paid \$6085.00
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
620054389

Escrow No.: 620054389

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kay Morgan, 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 Mi Hyang Park, 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, PHASE 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: July 21, 2023

Kay Morgan by Erin Crom as attorney in fact
Kay Morgan by Erin Crom as attorney in fact

State of Washington
County of Skagit

This record was acknowledged before me on 7-21-2023 by Erin Crom as Attorney in Fact of Kay Morgan

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

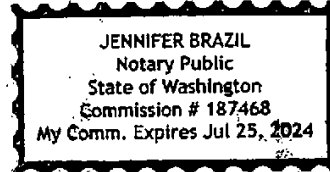


EXHIBIT "A"
Legal Description

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

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 the Plat of 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. 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. 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
5. Public Notice Regarding Remediated Landfill Sites and the terms and conditions thereof:

Recording Date: September 20, 1996
Recording No.: 9609200055
6. 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
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

EXHIBIT "B"

Exceptions
(continued)

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. 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

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

12. Bylaws and the terms and conditions thereof:

Recording Date: January 23, 2001
Recording No.: 200101230039
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3

13. 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

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

EXHIBIT "B"
Exceptions
(continued)

In favor of: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 22, 2002
Recording No.: 200201220124
Affects: Portion of said premises

16. Agreement and the terms and conditions thereof:

Executed by: 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

17. 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

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: 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
Recording No.: 201003030089

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"

Exceptions
(continued)

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. Lien of assessments levied pursuant to the Declaration for The Ridge at Maddox Creek Condominium Association to the extent provided for by Washington law.
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
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 Mt Vernon.
24. City, county or local improvement district assessments, if any.