

**When recorded return to:**  
Timothy Paul Valiquet and Leslie Ann Valiquet  
7511 Greenwood Ave N Apt 803  
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238363  
Oct 11 2023  
Amount Paid \$6125.00  
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**  
620054232

Escrow No.: 620054232

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gary D. Baugh, Personal Representative of the The Estate of Barbara A. Fleischer, formerly known as Barbara A. McCleary

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Timothy Paul Valiquet and Leslie Ann Valiquet, a married couple

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 103, BLDG 1, THE RIDGE AT MADDOX CREEK, A CONDO, PHASE 1

Tax Parcel Number(s): P120823 / 4822-001-103-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 11, 2023

The Estate of Barbara A. Fleischer, formerly known as Barbara A. McCleary

BY: [Signature]  
Gary D. Baugh  
Personal Representative

State of Washington  
County of Snohomish

This record was acknowledged before me on October 11, 2023 by Gary D. Baugh as Personal Representative of The Estate of Barbara A. Fleischer, formerly known as Barbara A. McCleary.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 6-1-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P120823 / 4822-001-103-0000**

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UNIT 103, 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 SURVEY MAP AND PLANS THEREOF RECORDED SEPTEMBER 12, 2003, 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", 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 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 "B"****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 the Plat of 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 "B"**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 MADDOX HIGHLANDS CONDOMINIUM PHASE 1:

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 "B"**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: Condominium Declaration

Recording Date: September 12, 2003  
 Recording No.: 200309120223

AMENDED by instrument(s):

Recording No.: 200407150082  
 Recording No.: 200504060078  
 Recording No.: 200806160175  
 Recording No.: 201003030089  
 Recording No.: 201907170050  
 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 PLAT OF RIDGE AT MADDOX CREEK, A CONDOMINIUM PHASE 1:

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

Recording No: 200309120222

20. 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: 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 Maddox Creek Master Community Association.
23. Assessments, if any, levied by Mount Vernon.
24. City, county or local improvement district assessments, if any.