

When recorded return to:
Karol Jane Sihite and Henry Marolop Sihite
1520 Lindsay Loop Unit 3
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243321

Dec 18 2024

Amount Paid \$6725.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Escrow No.: 245467147

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melvin Dale Birch and Kathryn Louise Birch, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Karol Jane Sihite and Henry Marolop Sihite, wife and husband

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

UNIT 3, BUILDING 3, MADDOX HIGHLANDS CONDOMINIUM 1 ASSOCIATION (A CONDOMINIUM), ACCORDING TO DECLARATION THEREOF RECORDED JANUARY 21, 2003, UNDER AUDITOR'S FILE NO. 200301210025, AMENDED AND RESTATED DECLARATION THEREOF RECORDED OCTOBER 4, 2024, UNDER AUDITOR'S FILE NO. 202410040031 AND (AMENDED) SURVEY MAP AND PLANS THEREOF RECORDED SEPTEMBER 12, 2003 UNDER AUDITOR'S FILE NO. 200309120221, 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): P120812, 4773-003-003-0000

Subject to:

- 1. 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

STATUTORY WARRANTY DEED
(continued)

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, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: September 9, 1996
Recording No.: 9609090083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.

3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: September 20, 1996
Recording No.: 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 20, 1996
Recording No.: 9609200054, records of Skagit County, Washington
Imposed By: Maddox Creek Master Community Association
AMENDED by instrument(s):
Recorded: November 03, 2000
Recording No.: 200011030078, records of Skagit County, Washington

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 4, 2000
Recording No.: 2000004040010, records of Skagit County, Washington
In favor of: Skagit County Public Utility District No. 1
For: Pipeline

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

STATUTORY WARRANTY DEED

(continued)

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 3:
Recording No: 200008140137

7. Easement, including the terms and conditions thereof, granted by instrument
Recorded: December 17, 1997
Recording No.: 9712170076, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: water line, lines or related facilities

8. Covenants and restrictions, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.
Recorded: September 20, 1996
Recording No.: 9609200054, records of Skagit County, Washington
Executed by: Interwest Properties, Inc.
AMENDED by instrument(s):
Recorded: November 3, 2000
Recording No.: 200011030078, records of Skagit County, Washington

9. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium of Maddox Highlands Condo Phase I;
Recorded: January 23, 2001
Recording No.: 200101230038, records of Skagit County, Washington
And in Amendments thereto
Recording No.: 200101260084
Recording No.: 200301210025
Recording No.: 201706290115
Recording No.: 201712140086
Recording No.: 202410040031

10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 1, 2001
Recording No.: 200110010016, records of Skagit County, Washington
In favor of: TCI Cablevision
For: Cable service

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement

STATUTORY WARRANTY DEED

(continued)

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

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 I, Lot B9: Recording No: 200309120221

13. Easement, including the terms and conditions thereof, granted by instrument(s); Recorded: January 22, 2002

Recording No.: 200201220124, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

14. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

15. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in ByLaws;

Recorded: January 23, 2001

Recording No.: 200101230039, records of Skagit County, Washington

Amended by Rescission of Recorded Bylaws for Maddox Highlands Condominium 1

Association, including the

terms, covenants and provisions thereof

Recording No.: 202410040030

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

18. Assessments, if any, levied by Maddox Highlands Condominium Association.

19. Assessments, if any, levied by Mt Vernon.

20. City, county or local improvement district assessments, if any.

STATUTORY WARRANTY DEED
(continued)

Dated: 12/11/2024

Melvin Dale Birch
Melvin Dale Birch

Kathryn L Birch
Kathryn Louise Birch

State of Washington
County of Whatcom
This record was acknowledged before me on 12-11-2024 by Melvin Dale Birch and Kathryn Louise Birch.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 3-5-27

