



200312010219

Skagit County Auditor

AFTER RECORDING MAIL TO:

12/1/2003 Page

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1 3:19PM

Name REINHART J. KOEPP II, JOANN A. KOEPP

Address

City, State, Zip

B76387

Filed for Record at Request of First American Title of Skagit County FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

B76387E

THE GRANTOR NOOKACHAMP HILLS LLC for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to REINHART J. KOEPP II and JOANN A. KOEPP, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 51 of "THE PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I", as recorded under Auditor's File NO. 9811020154, records of Skagit County Washington, being in a portion of Section 36, Township 34 North, Range 4 East, W.M.;

TOGETHER WITH that portion of Lot 52 in said Plat of Nookachamp Hills described as follows: Beginning at the Northeast corner of said Lot 52; thence South 83°35'40" West, along the Northerly line of said Lot 52 a distance of 20.00 feet; thence South 13°09'32" East 129.88 feet to the Southeast corner of said Lot 52; thence North 4°18'25" West 129.07 feet to the Point of Beginning.

EXCEPT that portion of said Lot 51 described as follows:

Beginning at the Northwest corner of Lot 50 in said Plat of Nookachamp Hills; thence South 83°35'40" West 20.42 feet to the Southeast corner of Lot 55 in said Plat of Nookachamp Hills; thence South 14°04'52" East 120.20 feet to the Southeast corner of said Lot 51; thence North 4°18'25" West 119.20 feet to the Point of Beginning.

ABBREVIATED LEGAL: Lot(s) 51, of NOOKACHAMP HILLS P U D PHASE I, Map Book 17, Map Page 26

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Assessor's Property Tax Parcel Account Number(s): 4722-000-051-0000 (P113892)

Dated this 1st day of December, 2003.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOOKACHAMP HILLS LLC

DEC 01 2003

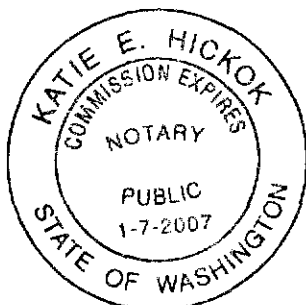
Amount Paid \$ 3,732.44
Skagit Co. Treasurer

STATE OF WASHINGTON
COUNTY OF SKAGIT

By Deputy } ss

I certify that I know or have satisfactory evidence that Dan Mitzel is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Managing Member of NOOKACHAMP HILLS LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12-1-03



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12-15-2005

1-7-07