

WHEN RECORDED RETURN TO
GLENN JAMES STUTTGEN
17091 SOCKEYE DRIVE
MOUNT VERNON, WASHINGTON 98274



201112150070

Skagit County Auditor

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CHICAGO TITLE

620014301

CHICAGO TITLE COMPANY

5127428

STATUTORY WARRANTY DEED

THE GRANTOR(S)

ARIE POOT AND BETSIE DALE POOT, HUSBAND AND WIFE

AR Betsy BP

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

GLENN JAMES STUTTGEN AND CONSUELO BARROSO STUTTGEN, HUSBAND AND WIFE

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

LOT 103, "NOOKACHAMP HILLS PUD, PHASE IIA" ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 15, 2003, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200309150157, RECORDS OF WHATCOM COUNTY, WASHINGTON. SITUATE IN WHATCOM COUNTY, WASHINGTON.

Skagit

Skagit

am

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011 3808
DEC 15 2011

Amount Paid \$ 6235.00
By Skagit Co. Treasurer
Deputy

LOT 103, NOOKACHAMP HILLS PUD

Tax Account Number(s): 4821-000-103-0000 P 120783

Dated: DECEMBER 8, 2011

ARIE POOT

BETSY DALE POOT

AR Betsy BP

LPB10/KLC/052006

STATE OF WASHINGTON
COUNTY OF Skagit-

SS

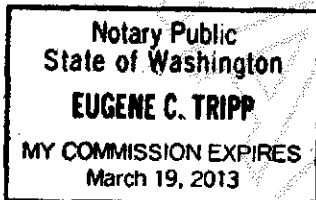
ON THIS 10TH DAY OF DECEMBER, 2011 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED ARIE POOT &
BETSY Dale Poot KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT They SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Eugene C Tripp
NOTARY SIGNATURE

PRINTED NAME: EUGENE C TRIPP

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT SANHEMISH WA

MY COMMISSION EXPIRES ON 3/19/2013



NOTARY/RDA/092100



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 5127428

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: December 10, 1982

Auditor's No(s): 8212100052, records of Skagit County, Washington

In favor of: Present and Future owners of the following described property: Portions of Sections 13, 19, 24, 25, 30, 31 and 36 of Township 34 North, Range 4 East of the Willamette Meridian For: Ingress, egress, drainage and utilities

Matters related to annexing a portion of the subject property onto Skagit County Sewer District No. 2, as disclosed by documents recorded under Auditor's File Nos. 8412050001 and 8411280007, records of Skagit County, Washington.

Matters relating to the possible formation of an association for the common areas of the Otter Pond and Association for horse arena and stable areas as disclosed by document recorded under Auditor's File No. 8310310059, records of Skagit County, Washington.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 11, 1979

Auditor's No(s): 7912110003, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

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

Affects: The North Half of the Northeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying East of the County Road

Easement, including the terms and conditions thereof, granted by instrument;

Dated: June 8, 1990

Recorded: September 13, 1990

Auditor's No.: 9009130081, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County, Washington

For: Water pipe lines, etc.

Affects: 60 foot wide strip of land in the South Half of Section 25 and in the Northeast Quarter of Section 36, all in Township 34 North, Range 4 East of the Willamette Meridian

Agreement, including the terms and conditions thereof, entered into;

By: Nookachamp Hills L.L.C.

And Between: Skagit County Sewer District

Auditor's No.: 9711180087, 200011290046 and 200208150099, records of Skagit County, Washington

Providing: Developer Extension Agreement

Affects: Said premises and other property

EXHIBIT/RDA/0999



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Easement, including the terms and conditions thereof, granted by instrument;
Auditor's No.: 200304070122 and 200307150203, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A Strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Agreement, including the terms and conditions thereof, entered into;
By: Dan Mitzel/Nookachamp Hills Phase 2A
And Between: Skagit County Sewer District No. 2
Recorded: February 12, 2004
Auditor's No. 200402120196, records of Skagit County, Washington

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 12, 2004
Auditor's No(s): 200402120195, records of Skagit County, Washington
In favor of: Sewer main with necessary appurtenances
For: Various portion of said plat

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 NOOKACHAMP HILLS PUD PHASE IIA;

Recording No: 200309150157

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Covenants, conditions, restrictions and easements contained in declaration of restriction, but omitting any covenant, condition 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: November 2, 1998; December 31, 2008
Auditor's No.: 9811020155; 200812310104, records of Skagit County, Washington
Executed By: Nookachamp Hills LLC, a Washington Limited Liability Company

Declarant's change of address;
Recorded: April 28, 2004; October 28, 2004
Auditor's File No.: 200404280064; 200410280240, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: November 2, 1998
Auditor's No.: 9811020155, records of Skagit County, Washington
Imposed By: Nookachamp Hills LLC, a Washington Limited Liability Company

Declarant's change of address;
Recorded: April 28, 2004; October 28, 2004
Auditor's File No.: 200404280064; 200410280240, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Conveyance of Sewer Facility;
Recorded: July 26, 2005
Auditor's No(s): 200507260203, records of Skagit County, Washington

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Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 21, 1967

Auditor's No(s): 704645, records of Skagit County, Washington

In favor of: Skagit Valley Telephone Company

For: the right, privilege and authority to construct, reconstruct or other signal or communication circuits, consisting of such underground conduits, cables, manholes, poles and other markers, fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the following described property and the roads, streets or highways thereto adjoining.

Affects: Southeast Quarter of 25-34-04 and other property

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 13, 1990

Auditor's No(s): 9009130081, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County

For: the perpetual right, privilege and authority enabling the District to do all things necessary or proper in the 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 over, across, along, in and under the following described lands and premises

Affects: Strips of land 60' in width in the Southwest Half of the Southeast Quarter of Section 25 and the North Half of the Northeast Quarter of Section 36 Township 34 North, Range 4 East of the Willamette Meridian

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 5, 1910

Auditor's No(s): 80143, records of Skagit County, Washington

In favor of: Duncan McKay

For: Road purposes

Affects: A portion of the subject property

Note: Exact location and extent of easement is undisclosed of record.

Stipulation contained in Deed executed by Walking Circle M., Inc., to MV Association dated July 25, 1979, recorded August 31, 1979 under Auditor's File No. 7908310024, records of Skagit County, Washington

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