



201205100071

Skagit County Auditor

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When recorded return to:
Encore Homes, Inc
1801 Grove Street Unit B
Marysville, WA 98274

Recorded at the request of:

File Number: 103604

BARGAIN AND SALE DEED

THE GRANTOR Washington Federal Savings, a United States corporation for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Encore Homes, Inc., a Washington Corporation** the following described estate, situated in the County of **Skagit**, State of **Washington**:

GUARDIAN NORTHWEST TITLE CO.

103604

Lots 123 and 125, "NOOKACHAMP HILLS PUD, PHASE IIB", as per plat recorded August 23, 2005, under Skagit County Auditor's File No. 200508230082, records of Skagit County, Washington.

"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 as described in Exhibit "A" attached hereto."

Tax Parcel Number(s): **P123216, 4868-000-123-0000, P123218, 4868-000-125-0000**

Dated: May 9, 2012

Washington Federal Savings

See Attached

By: Ron McKenzie, Senior Vice President

By: Ricka Gerstmann, Special Credit Officer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ron McKenzie and Ricka Gerstmann is the persons who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Senior Vice President and Special Credit Officer of Washington Federal Savings, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Residing at _____

My appointment expires: _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121327

MAY 10 2012

Amount Paid \$ 2764.00
Skagit Co. Treasurer
By mm Deputy

When recorded return to:
Encore Homes, Inc
1801 Grove Street Unit B
Marysville, WA 98274

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Lots 123 and 125, "NOOKACHAMP HILLS PUD, PHASE IIB", as per plat recorded August 23, 2005, under Skagit County Auditor's File No. 200508230082, records of Skagit County, Washington.

"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 as described in Exhibit "A" attached hereto."

Tax Parcel Number(s): **P123216, 4868-000-123-0000, P123218, 4868-000-125-0000**

Dated: May 9, 2012

Washington Federal Savings

Ronald J. McKenzie
By: Ron McKenzie, Senior Vice President

Ricka Gerstmann
By: Ricka Gerstmann, Special Credit Officer

STATE OF Washington
COUNTY OF Skagit King) SS:

I certify that I know or have satisfactory evidence that Ron McKenzie and Ricka Gerstmann is the persons who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Senior Vice President and Special Credit Officer of Washington Federal Savings, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 9th, 2012

Joy N. Pardue
Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires 9-23-2014

Notary Public
State of Washington
JOY N. PARDUE
MY COMMISSION EXPIRES
September 23, 2014



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Skagit County Auditor

EXHIBIT A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103604
6 of 12

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Valley Telephone Company
Dated: Undisclosed
Recorded: September 21, 1967
Auditor's No: 704645
Purpose: Telephone lines
Area Affected: Southeast 1/4 of Section 25, Township 34 North, Range 4 East, W.M., and West 1/2 of Section 30, Township 34 North, Range 5 East, W.M.

B. Stipulation contained in Deed executed by Walking Circle M., Inc., to MV Associates, dated July 25, 1979, recorded August 31, 1979, under Auditor's File No. 7908310024, as follows:

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for:

1.) The right to maintain, repair, inspect and otherwise use his existing septic tank on the subject property and, if necessary, to replace said septic tank by installing a new septic tank on the subject property;

The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed; and

3.) The right to use any and all roadways on the subject property for ingress and egress to the property owned by David G. McIntyre, which is located in Skagit County, Washington, in Section 30, Township 34 North, Range 5 East, W.M.

C. Matters related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by document recorded under Auditor's File Nos. 8412050001 and 841280007.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: June 8, 1990
Recorded: September 13, 1990
Auditor's No: 9009130081
Purpose: Water pipe lines, etc.
Area Affected: 60 foot wide strip of land in South 1/2 of Section 25 and in the Northeast 1/4 of Section 36, all in Township 34 North, Range 4 East.



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Form No. 1068-2
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E. RESERVATIONS CONTAINED IN DEED

Executed by: Union Lumber Company
Recorded: November 11, 1909
Auditor's No: 76334
As Follows:

Minerals and rights of entry. Said mineral rights are now vested of record in Skagit County.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Nookachamp Hills LLC
And: Skagit County Sewer District No. 2
Recorded: May 18, 2004
Auditor's No.: 200405180073
Regarding: Conditions and fees for connecting to sewer system

G. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Nookachamp Hills PUD Phase IIB
Recorded: August 23, 2005
Auditor's No.: 200508230082

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 13, 1998
Recorded: November 2, 1998
Auditor's No: 9811020155
Executed By: Nookachamp Hills, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 8, 2005 and December 27, 2008
Recorded: August 23, 2005 and December 31, 2008
Auditor's Nos.: 200508230083 and 200812310104



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I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: February 22, 2005
Recorded: March 1, 2005
Auditor's No.: 200503010069
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Entire Plat

Easement No. 1: All streets and road rights-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 15 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.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: June 21, 2005
Recorded: September 16, 2005
Auditor's No.: 200509160140
Purpose: Sewer mains
Area Affected: All roads and various strips of land as described in said document and as shown on the face of the plat.

K. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 23, 2005
Auditor's No.: 200508230084

L. Any tax, fee, assessments or charges as may be levied by Nookachamp Hills PUD Homeowner's Association.



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