

When recorded return to:
Jason Guidry and Amber Guidry
23823 Nookachamp Hills Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016052 *CT*



201212130043
Skagit County Auditor

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CHICAGO TITLE STATUTORY WARRANTY DEED

THE GRANTOR(S) Malan D. Hepper and Patricia Hepper, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jason Guidry and Amber Guidry, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 112, PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 2B, as
recorded August 23, 2005, under Auditor's File No. 200508230082, records of Skagit County,
Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123205, 4868-000-112-0000

Subject to: easements, covenants, conditions and restrictions of record attached

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

Dated: December 11, 2012

Malan D. Hepper

Patricia Hepper

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 3988

DEC 13 2012

Amount Paid \$ 7,214.00
Skagit Co. Treasurer
By *mm* Deputy

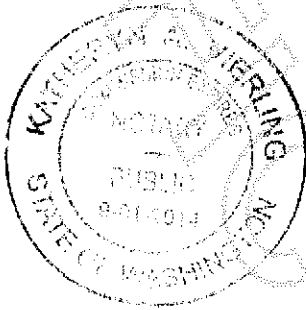
STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that
Malan D Hepper and Patricia Hepper
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12.12.12



Katherine A. Vierling
Name: Katherine A. Vierling
Notary Public in and for the State of WA
Residing at: STANWOOD WA
My appointment expires: 9 01 2014



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EXHIBIT "A"
Exceptions

1. 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: Telephone lines
Affects: Southeast Quarter of Section 25, Township 34 North, Range 4 East of the
Willamette Meridian and the West Half of Section 30, Township 34 North,
Range 5 East of the Willamette Meridian

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;
Dated: July 25, 1979
Recorded: August 31, 1979
Auditor's No(s): 7908310024, records of Skagit County, Washington
Executed By: Walking Circle M., Inc. to MV Associates
As Follows:

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

A. 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.

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

C. 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 of the Willamette Meridian.

3. 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 8411280007, records of Skagit County, Washington.

4. 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: 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

5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: November 11, 1909
Auditor's No.: 76334, records of Skagit County, Washington
Executed By: Union Lumber Company

6. Agreement, including the terms and conditions thereof, entered into;
By: Nookachamp Hills LLC



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And Between: Skagit County Sewer District No. 2
Recorded: May 18, 2005
Auditor's No.: 200405180073, records of Skagit County, Washington
Providing: Conditions and fees for connecting to sewer system

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 1, 2005
Auditor's No(s): 200503010069, 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: All road and 15 foot strips adjoining all roads
8. 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 **PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PH 2B:**

Recording No: 200508230082
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: November 2, 1998
Auditor's No(s): 9811020155, records of Skagit County, Washington
Executed By: Nookachamp Hills, LLC

AMENDED by instrument(s):
Recorded: August 23, 2005; December 31, 2008
Auditor's No(s): 200508230083; 200812310104, records of Skagit County, Washington
10. Agreement, including the terms and conditions thereof, entered into;
By: Nookachamp Hills LLC
And Between: Skagit County Sewer District
Recorded: November 18, 1997 and May 18, 2004
Auditor's No.: 9711180087 and 200405180073, records of Skagit County, Washington
Providing: Developer Extension Agreement
11. Covenants, conditions and restrictions contained in instrument;

Recording Date: August 31, 2006
Recording No.: 200608310080
12. Dues, charges and assessments, if any, levied by Nookachamp Hills PUD Homeowners Association.
13. Liability to future assessments, if any, levied by Skagit County Sewer District No. 2
14. City, county or local improvement district assessments, if any.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property



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for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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