



Skagit County Auditor
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When recorded return to:
Nicholas A. Leonovich
17054 Sockeye Drive
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow

File Number: A106462

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS BROCK A HANER AND KELLIE HANER, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas A. Leonovich, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 85, Nookachamp Hills PUD Phase 2A

Tax Parcel Number(s): P120765, 4821-000-085-0000

Lot 85, "NOOKACHAMP HILLS PUD, PHASE IIA", according to the Plat thereof, recorded September 15, 2003 under Skagit County Auditor's File No. 200309150157, 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

Dated 9/05/2013

Brock A. Haner

Kellie Haner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133759

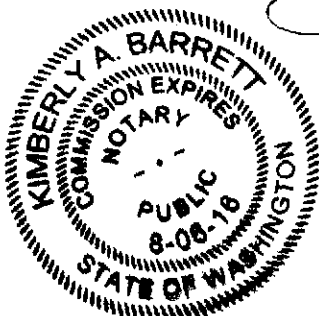
SEP 13 2013

Amount Paid \$ 48,044.40
Skagit Co. Treasurer
By MG Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brock A. Haner and Kellie Haner, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-11-13



Printed Name: Kimberly A Barrett
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: aug 6, 2016

EXHIBIT A

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. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Ingress, egress, drainage and utilities
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, W.M.,

Recorded: December 10, 1982
Auditor's No.: 8212100052
Affects: Otter Pond Drive, Tract "A", and other property

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 8411280007.

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: Trout Drive; Access Road; Lot 59 and Tract "C"

E. 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.

F. Terms and conditions of Developer Extension Agreements between Skagit County Sewer District No. 2, and Nookachamp Hills L.L.C., recorded August 15, 2002 under Auditor's File No. 200208150099. (Affects Phase I and a Westerly portion of the subject property).



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G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: April 1, 2003
Recorded: April 7, 2003
Auditor's No: 200304070122
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "

Area Affected:

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 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.

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: July 3, 2003
Recorded: July 15, 2003
Auditor's No: 200307150203
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed with the above described property. (When said streets and roads 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.

I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT:

Plat No.: Nookachamp Hills PUD Phase IIA
Recorded: September 15, 2003
Auditor's No: 200309150157



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J. 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

Said covenants were amended to add Phase IIA by Plat recorded under Auditor's File Nos. 200309150157 and 200807240091.

A change of address for Nookachamp Hills PUD Homeowner's Association was recorded April 28, 2004 under Auditor's File No. 200404280064.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 8, 2005, undisclosed and December 22, 2008
Recorded: August 23, 2005, February 24, 2008 and December 31, 2008
Auditor's Nos.: 200508230083, 200807240091 and 200812310104

K. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Dan Mitzel / Nookachamp Hills Phase 2A
Dated: December 3, 2003
Recorded: February 12, 2004
Auditor's No: 200402120196
Regarding: Construction of a sewage collection system on property

L. Declaration of Nookachamp Hills Planned Unit Development (Homeowners Association), recorded April 28, 2004, under Skagit County Auditor's File No. 200404280064, providing change of address information for purposes of notice, as follows:

Nookachamp Hills Homeowners Association
c/o Mitzel & Associates, LLC
1369 Pacific Drive
Burlington, WA 98233

Telephone: (360) 404-2050

Fax: (360) 404-2055

M. Easement and Agreement, dated November 26, 2003, recorded February 12, 2004 under Skagit County Auditor's File No. 200402120195, terms and provisions therein:

Party (1st): Skagit County Sewer District No. 2
Party (2nd): Nookachamp Hills LLC

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



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O. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED AGRICULTURE OR FORESTRY LANDS BY SKAGIT COUNTY.

Recorded: April 21, 2005
Auditor's No.: 200504210137

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.



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