



201310110082

Skagit County Auditor

\$74.00

10/11/2013 Page

1 of

3 2:16PM

When recorded return to:

THADDEUS A. OLSON and TIFFANY D. OLSON
23907 NOOKACHAMP HILLS DRIVE
MOUNT VERNON, WA 98274

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 20416

Title Order No.: 620020005 ✓

THE GRANTOR(S)

BURTON HOMES, INC., A Washington Corporation who acquired title as Encore Homes, Inc., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

THADDEUS A. OLSON and TIFFANY D. OLSON, Husband and Wife

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

LOT 123, "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.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4868-000-123-0000

SUBJECT TO: See "Exhibit A" attached hereto and made a part hereof.

Dated: OCTOBER 10, 2010

BURTON HOMES, INC., A Washington Corporation who acquired title as Encore Homes, Inc., A Washington Corporation

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134135

OCT 11 2013

BY: Marie English
MARIE ENGLISH, Manager

STATE OF Washington

) ss.

COUNTY OF Snohomish

Amount Paid \$ 7107.02
By kk Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of BURTON HOMES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10th day of October, 2013.

Candace A. Rummelhart
CANDACE A. RUMMELHART
Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/13

CANDACE A. RUMMELHART
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 7, 2013

EXHIBIT A

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

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.

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.

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

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

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

By: Nookachamp Hills LLC
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

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



201310110082

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

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

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

Lot Certification, including the terms and conditions thereof;

Recording Date: August 23, 2005

Recording No.: 200508230084



201310110082