



201401080040

Skagit County Auditor

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When recorded return to:

SCOTT MAYHEW and PAIGE MAYHEW  
23919 NOOKACHAMP HILLS DRIVE  
MOUNT VERNON, WA 98274

## CHICAGO TITLE

## STATUTORY WARRANTY DEED

Escrow No.: 20474

Title Order No.: 620020476 ✓

## 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

SCOTT MAYHEW and PAIGE MAYHEW, Husband and Wife

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

LOT 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.  
SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4868-000-125-0000

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

Dated: JANUARY 7, 2014

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201464

JAN 08 2014

BY: Marie English  
MARIE ENGLISH, Manager

STATE OF Washington

) ss.

COUNTY OF Snohomish

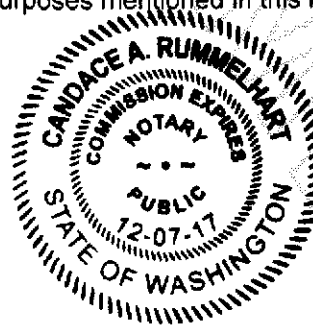
Amount Paid \$ 7,641.<sup>20</sup>  
Skagit Co. Treasurer  
By hum Deputy

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person 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: 7th day of January, 2014

Candace A. Rummelhart  
CANDACE A. RUMMELHART

Notary Public in and for the State of Washington  
residing at LAKE STEVENS  
My Commission Expires: 12/07/17



## 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



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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



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