



201404040060

Skagit County Auditor \$77.00
4/4/2014 Page 1 of 6 11:34AM

When recorded return to:
Nancy A. Jenny, Trustee of the Loyd G. Jenny
Family Trust 1, U/T/D 11/19/2003
17165 Big Fir Place
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020561

CHICAGO TITLE
620020561

STATUTORY WARRANTY DEED

THE GRANTOR(S) BYK Construction, Inc, A Washington Corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nancy A. Jenny, Trustee of the Loyd G. Jenny Family Trust 1,
U/T/D 11/19/2003

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

Lot 174, NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870, according to the plat thereof
recorded under Auditor's File No. 200807240089, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P127727 / 4963-000-174-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141073
APR 04 2014

Amount Paid \$ *8,236.81*
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 2, 2014

BYK Construction, Inc. A Washington Corporation

BY: [Signature]
Paul Woodmansee, President

BY: [Signature]
Leann Woodmansee, Vice President

By: [Signature]
Tim Woodmansee, Treasurer

By: [Signature]
Alexandra Woodmansee, Secretary

State of Washington
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Paul Woodmansee - Pres
Leann Woodmansee V.P. Tim Woodmansee Treasurer Alexandra
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) Woodmansee
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and Sec.
acknowledged it as the Pres, V.P., Treasurer, Sec. of BYK Construction, Inc. to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-3-14

[Signature]
Name: Tracy J. [Signature]
Notary Public in and for the State of Wash
Residing at: Skagit
My appointment expires: 1-19-15

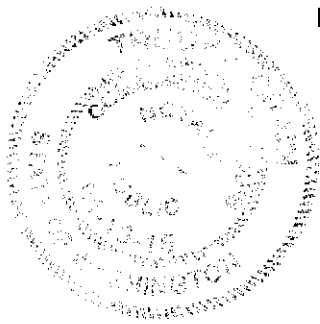


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit Valley Telephone Company
Purpose: Telephone lines
Recording Date: September 21, 1967
Recording No.: 704645
Affects: A portion of said plat

2. 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:

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; and

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, W.M.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Many nearby parcels of land
Purpose: Ingress, egress, drainage and utilities
Recording Date: December 10, 1982
Recording No.: 8212100052
Affects:

An easement lying within the Southeast $\frac{1}{4}$ of Section 24, and all of Section 25, Township 34 North, Range 5 East, W.M., in Skagit County, Washington, for the purpose of ingress, egress, drainage and utilities over, under and across a strip of land 60.00 feet in width, having 30.00 feet of such width lying on each side of a centerline described on this easement document.

4. Reservation contained in deed:

Executed by: Union Lumber Company
Recorded: November 11, 1909
Auditor's No.: 76334
As Follows: Minerals and right of entry. Said mineral rights are now vested of record in Skagit County.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 19, 1950
Recording No.: 448498
Affects: Portion of said plat

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:



EXHIBIT "A"

Exceptions
(continued)

- Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 22, 1929
Recording No.: 221300
Affects: Portion of said plat
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Duncan McKay
Purpose: Road purposes
Recording Date: July 5, 1910
Recording No.: 80143
Affects: A portion of said plat
8. 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.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water pipe lines etc
Recording Date: September 13, 1990
Recording No.: 9009130081
Affects: A portion of said plat
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Skagit County Sewer District No. 2
Purpose: Sewer lines
Recording Date: September 16, 2005
Recording No.: 200509160140
Affects: A portion of said plat
11. Agreement and the terms and conditions thereof:
- Between: Skagit County Sewer District No. 2
And: Nookachamp Hills LLC
Dated: April 5, 2006
Recorded: May 18, 2006
Auditor's No.: 200605180169
Regarding: Sewer lines
12. Agreement, and the terms and conditions thereof:
- Between: Nookachamp Hills LLC, a limited liability company of the State of Washington and Nookachamp Hills Homeowners Association, a nonprofit association in the State of Washington
And: Skagit County Sewer District No. 2, a Municipal Corporation of the State of Washington
Dated: September 19, 2006
Recorded: October 6, 2006
Auditor's No.: 200610060124
Regarding: Bridge Agreement
13. Agreement and the terms and conditions thereof:
- Between: Island Construction, Inc., a Washington corporation
And: Nookachamp Hills, LLC, a Washington limited liability company; Daniel



EXHIBIT "A"

Exceptions
(continued)

- Mitzel, an individual and Paul Rutter, an individual
Dated: August 11, 2006
Recorded: February 14, 2007
Auditor's No.: 200702140164
Regarding: Development and access agreement
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 11, 2007
Recording No.: 200706110187
Affects: A portion of said plat
15. 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 NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870:

Recording No: 200807240089
16. 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 and July 24, 2008
Auditor's No(s): 200508230083; 200812310104 and 200807240091, records of Skagit County, Washington
17. Lot Certification and the terms and conditions thereof

Recording Date: July 24, 2008
Recording No.: 200807240090
Affect: Lots 162-252
18. Title Notification, including the terms, covenants and provisions thereof

Recording Date: June 4, 2013
Recording No.: 201306040109
19. Assessment by the Public Utility District No. 1 of Skagit County, as disclosed by the following recorded document:

Recording Date: May 18, 1992
Recording No.: 9205180106
Local Utility District (LUD) No. 12
20. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource lands Pursuant to Skagit County Code 14.16.810

Recording Date: November 12, 2013
Recording No.: 201311120044
21. Assessments, if any, levied by Skagit County Sewer District No. 2.



EXHIBIT "A"

Exceptions
(continued)

- 22. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.
- 23. 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 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.

