



201406200131

Skagit County Auditor

\$76.00

6/20/2014 Page

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5 11:54AM

**When recorded return to:**

John Lee Bergstrom and Karen Penelope  
Bergstrom  
24188 Nookachamp Hills Drive  
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20142162

JUN 20 2014

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620021550

Amount Paid \$ 7285.20  
Skagit Co. Treasurer  
By *HP* Deputy

**CHICAGO TITLE**  
620021550

**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 John Lee Bergstrom and Karen Penelope Bergstrom, a married couple

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

Lot 181, 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): P127734, 4963-000-181-0000

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in  
Chicago Title order 620021550, Schedule B, Special Exceptions and Skagit County Right to Farm  
Ordinance, which are attached hereto and made apart here of as Exhibit "A".

Dated: June 17, 2014

BYK Construction, Inc. A Washington Corporation

BY:

*Paul Woodmansee*  
Paul Woodmansee, President

BY:

*Leann Woodmansee*  
Leann Woodmansee, Vice President

BY:

*Tim Woodmansee*  
Tim Woodmansee, Treasurer

BY:

*Alexandria Woodmansee*  
Alexandria Woodmansee, Secretary

State of Washington

County of Skagit

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

Dated:

*6/19/14*  
**DEBORAH K. FLICK**  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
AUGUST 19, 2014

Name:

*Deborah K. Flick*  
**DEBORAH K. FLICK**

Notary Public in and for the State of

*WA*  
**WA**

Residing at:

*Bellevue, WA*  
**Bellevue, WA**

My appointment expires:

*8/19/14*  
**8/19/14**

**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 ¼ 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 Mitzel, an individual and Paul Rutter, an individual  
Dated: August 11, 2006  
Recorded: February 14, 2007



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## EXHIBIT "A"

### Exceptions (continued)

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. Assessments, if any, levied by Skagit County Sewer District No. 2.

21. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.

22. City, county or local improvement district assessments, if any.



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## EXHIBIT "A"

Exceptions  
(continued)

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year

### 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.



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