

When recorded return to:
Devan Ballard and Roxanne Ballard
15387 Avon Allen Road
Mount Vernon, WA 98273



201407170057

Skagit County Auditor

\$76.00

7/17/2014 Page

1 of

5 12:06PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620021356

CHICAGO TITLE
620021356

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald Severson, an unmarried individual and Gerald R. Severson, Personal Representative of the Estate of Marjorie G. Severson, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Devan Ballard and Roxanne Ballard, husband and wife

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

Lot 134, "PLAT OF NOOKACHAMP HILLS PUD PHASE IIB," as recorded on August 23, 2005, under Auditor's File No. 200508230082, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P123227, 4868-000-134-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021356, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 17, 2014

Gerald Severson

Estate of Marjorie G. Severson, deceased

BY:
Gerald R. Severson, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142537
JUL 17 2014

Amount Paid \$ 1518.00
Skagit Co. Treasurer
By: HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

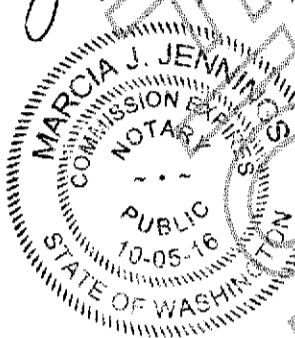
County of Skagit

I certify that I know or have satisfactory evidence that

Gerald Severson

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 18, 2014



Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley WA

My appointment expires: 10/15/2016

State of Washington

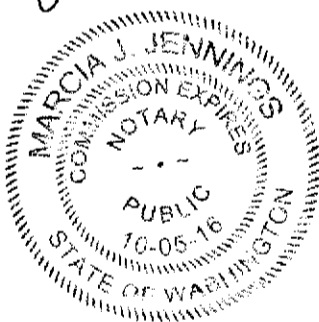
County of Skagit

I certify that I know or have satisfactory evidence that

Gerald R. Severson

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the Personal Representative of the Estate of Marjorie G. Severson, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 18, 2014



Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley WA

My appointment expires: 10/15/2016



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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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
2. 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:

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.

The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed.

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.
3. 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
4. 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
5. 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
6. 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

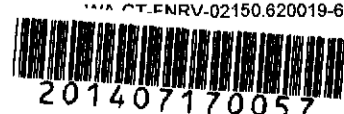


SCHEDULE "B"

7. 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
8. 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, PHASE 2B:

Recording No: 200508230082
9. 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 and December 31, 2008
Auditor's No(s): 200508230083 and 200812310104, records of Skagit County, Washington
10. 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
11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 16, 2005
Auditor's No(s): 200509160140, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer
Affects: All roads and various strips of land as described in said document and as shown on the face of the plat
12. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services - Plat Lot of Record Certification;
Recorded: August 23, 2005
Auditor's No(s): 200508230084, records of Skagit County, Washington
13. City, county or local improvement district assessments, if any.
14. Dues, charges and assessments, if any, levied by Nookachamp Hills PUD Homeowners Association.
15. Liability to future assessments, if any, levied by Skagit County Sewer District No. 2.
16. 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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