

WHEN RECORDED RETURN TO:

Name: James J Hannigan and Judith M Hannigan  
Address: 17062 Kokanee Ct.  
Mount Vernon, WA 98274



201410010047

Skagit County Auditor

\$75.00

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CHICAGO TITLE  
620020711

Escrow Number: 673747

Filed for Record at Request of: Rainier Title, LLC

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), Reinhart J Koepp II and JoAnn A Koepp, husband and wife, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to James J Hannigan and Judith M Hannigan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 51 of "The Plat of Nookachamp Hills Planned Unit Development, Phase 1," as recorded under Auditor's File No. 9811020154, records of Skagit County, Washington, being in a portion of Section 36, Township 34 North, Range 4 East of W.M.;

Together with that portion of Lot 52 in said Plat of Nookachamp Hills described as follows:

Beginning at the Northeast corner of said Lot 52; thence South 83 degrees 35'40" West, along the Northerly line of said Lot 52, a distance of 20.00 feet; thence South 13 degrees 09'32" East, 129.88 feet to the Southeast corner of said Lot 52; thence North 4 degrees 18'25" West, 129.07 feet to the point of beginning.

Except that portion of said Lot 51 described as follows:

Beginning at the Northwest corner of Lot 50 in said Plat of Nookachamp Hills; thence South 83 degrees 35'40" West, 20.42 feet to the Southeast corner of Lot 55 in said Plat of Nookachamp Hills; thence South 14 degrees 04'52" East, 120.20 feet to the Southeast corner of said Lot 51; thence North 4 degrees 18'25" West, 119.20 feet to the point of beginning.

Situate in Skagit County, Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal:

Tax Parcel Number(s): P113892/ 4722-000-051-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20143681  
OCT 01 2014

LPB 10-05 (i-l)

Amount Paid \$5558.60  
Skagit Co. Treasurer

By *nam* Deputy

*Reinhart J Koepp II*  
Reinhart J Koepp II

*JoAnn A Koepp*  
JoAnn A Koepp

Dated: September 26, 2014

STATE OF Alabama

COUNTY OF Jefferson

SS.

I certify that I know or have satisfactory evidence that ~~Reinhart J Koepp II~~ and JoAnn A Koepp is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 26, 2014

David H Watson

Name:

Notary Public in the State of Alabama

Residing in Jefferson

My Commission Expires: July 16, 2018

DAVID SCOTT WATSON  
NOTARY PUBLIC  
State of Alabama - State at Large  
My Commission Expires July 16, 2018

LPB 10-05 (H)



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## ACKNOWLEDGEMENT

ATTACHED TO and made a part of Statutory Warranty Deed

State of WA )  
County of Skagit ) SS:

On September 30, 2014, I certify that I know or have satisfactory evidence that Reinhart J Koepp II is the person(s) who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal the day and year last above written.

Printed Name: Crystal Smith  
Notary Public in the State of: Washington  
Residing in: Camano Island  
My Commission Expires: 12-3-16

Notary Public  
State of Washington  
CRYSTAL SMITH  
My Appointment Expires Dec 3, 2016



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**Exhibit A**

**Subject to:**

1. 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.
2. 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, records of Skagit County, Washington.
3. Covenants, conditions, and restrictions contained in instrument(s), 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 11, 1909  
Auditor's No(s): 76334, records of Skagit County, Washington  
Executed By: Union Lumber Company  
As Follows: Minerals and rights of entry. Said mineral rights are now vested of record in Skagit County.
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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;  
Recorded: November 2, 1998  
Auditor's No(s): 9811020155, records of Skagit County, Washington  
Executed By: Nookachamp Hills LLC, a Washington Limited Liability Company
- AMENDED by instrument(s):  
Recorded: April 28, 2004, October 28, 2004 and December 31, 2008  
Auditor's No(s): 200404280064, 200410280240 and 200812310104, records of Skagit County, Washington
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 2, 1998  
Auditor's No(s): 9811020155, records of Skagit County, Washington  
Imposed By: Nookachamp Hills LLC, a Washington Limited Liability Company
6. 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  
Recording Date: April 12, 1999  
Recording No.: 9904120146  
Affects: Said premises and other property



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