



201411190054

When recorded return to:
Brock J. Veltri and Jennifer A. Veltri
17204 Chinook Court
Mount Vernon, WA 98274

Skagit County Auditor \$78.00
11/19/2014 Page 1 of 5 2:59PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022093

CHICAGO TITLE
6200 22093

STATUTORY WARRANTY DEED

THE GRANTOR(S) MLEEK LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brock J. Veltri and Jennifer A. Veltri, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 28, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, according to the plat
thereof recorded in Volume 17 of Plats, pages 26 through 31, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P113869, 4722-000-028-0000

Subject to:

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

Dated: November 17, 2014

MLEEK LLC, a Washington limited liability company

BY: *Michael Kooy*
Michael Kooy, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014-4381

NOV 19 2014

Amount Paid \$6092.60
Skagit Co. Treasurer
By: HB Deputy

STATUTORY WARRANTY DEED
(continued)

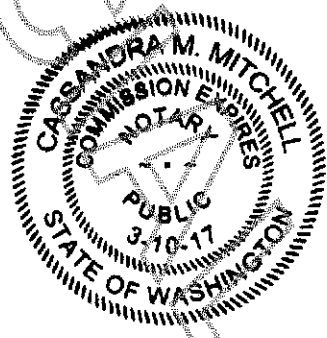
State of WA
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Michael Kooy

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 Manager of MLEEK LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-19-14

Cassandra M. Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernal, WA
My appointment expires: 3-10-17



Skagit County Auditor \$76.00
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EXHIBIT "A"
Exceptions

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 5, 1910
Auditor's No(s): 80143, records of Skagit County, Washington
In favor of: Duncan McKay
For: Road purposes
Affects: A portion of the subject property

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument;
Dated: June 8, 1990
Recorded: September 13, 1990
Auditor's No.: 9009130081, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
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

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 PHASE 1:**

Recording No: 199811020154

5. Easement, including the terms and conditions thereof, granted by instrument;
Dated: January 15, 1999
Recorded: January 28, 1999
Auditor's No.: 9901280085, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer mains with appurtenances
Affects: Portions of said premises and other property

NOTE: We note an instrument purporting to release said easement

Recorded: April 12, 1999
Auditor's No.: 9904120145, records of Skagit County, Washington

6. Easement, including the terms and conditions thereof, granted by instrument;
Dated: March 23, 1999
Recorded: April 12, 1999
Auditor's No.: 9904120146, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer mains with appurtenances
Affects: Portions of said premises and other property

7. 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:



EXHIBIT "A"

Exceptions
(continued)

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.

8. 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.
9. 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.
10. Exceptions and reservations as contained in instrument;
Recorded: November 11, 1909
Auditor's No.: 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.
11. Covenants, conditions, restrictions and easements contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.
Recorded: November 2, 1998
Auditor's No.: 9811020155, records of Skagit County, Washington
Executed By: Nookachamp Hills LLC, a Washington Limited Liability Company
- AMENDED by instrument(s):
Recorded: December 31, 2008
Auditor's No(s): 200812310104, records of Skagit County, Washington
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Electric transmission and/or distribution line
Recording Date: April 7, 2003 & July 15, 2003
Recording No.: 200304070122 & 200307150203
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: November 2, 1998
Auditor's No.: 9811020155, records of Skagit County, Washington
Imposed By: Nookachamp Hills LLC, a Washington Limited Liability Company
14. Title Notification, including the terms, covenants and provisions thereof;
Recording Date: June 28, 2004
Recording No.: 200406280216
Affects: Said premises



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EXHIBIT "A"

Exceptions
(continued)

15. Dues, charges, and assessments, if any, levied by Nookachamp Hills Planned Unit Development Homeowners Association.
16. Assessments, if any, levied by Skagit County Sewer District No. 2.
17. City, county or local improvement district assessments, if any.

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.



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