



Skagit County Auditor
1/9/2015 Page 1 of 4 11:00AM \$75.00

When recorded return to:
Andrew Heichel and Mandy Heichel
8438 NE 147th Place
Kenmore, WA 98028

Recorded at the request of:
Guardian Northwest Title
File Number: 107669

Statutory Warranty Deed

107669-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Gabriel M. Downes and Lovetta Downes, formally husband and wife, each as their separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Andrew Heichel and Mandy Heichel, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 145, Nookachamp Hills PUD, Phase IIB

Tax Parcel Number(s): **P123238, 4868-000-145-0000**

Lot 145, "NOOKACHAMP HILLS PUD, PHASE IIB", as per plat recorded August 23, 2005, under Skagit County Auditor's File No. 200508230082, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 1-8-15

Gabriel M. Downes

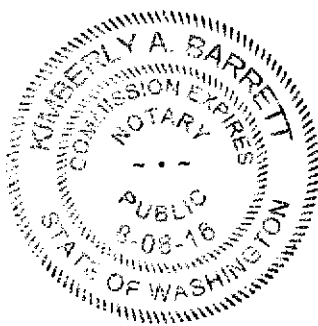
Lovetta Downes
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 99
JAN 09 2015

STATE OF Washington)
COUNTY OF Skagit) SS:

Amount Paid \$6,149.00
By Mam Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Gabriel M. Downes and Lovetta Downes, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-8-15



Printed Name: Kimberly A Barrett
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: Aug 6, 2016

Exhibit "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Valley Telephone Company
Dated: Undisclosed
Recorded: September 21, 1967
Auditor's No: 704645
Purpose: Telephone lines
Area Affected: Portions of the plat other than residential lots

B. 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:

1.) 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; and

3.) 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.

Said Stipulation affects portions of the plat other than residential lots.

C. 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.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: June 8, 1990
Recorded: September 13, 1990
Auditor's No: 9009130081
Purpose: Water pipe lines, etc.
Area Affected: 60 foot wide strip of land in South 1/2 of Section 25 and in the Northeast 1/4 of Section 36, all in Township 34 North, Range 4 East.



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E. RESERVATIONS CONTAINED IN DEED

Executed by: Union Lumber Company
Recorded: November 11, 1909
Auditor's No: 76334
As Follows:

Minerals and rights of entry. Said mineral rights are now vested of record in Skagit County.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Nookachamp Hills LLC
And: Skagit County Sewer District No. 2
Recorded: May 18, 2004
Auditor's No.: 200405180073
Regarding: Conditions and fees for connecting to sewer system

G. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Nookachamp Hills PUD Phase IIB
Recorded: August 23, 2005
Auditor's No.: 200508230082

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 13, 1998
Recorded: November 2, 1998
Auditor's No: 9811020155
Executed By: Nookachamp Hills, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 8, 2005 and December 27, 2008
Recorded: August 23, 2005 and December 31, 2008
Auditor's Nos.: 200508230083 and 200812310104



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I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: February 22, 2005
Recorded: March 1, 2005
Auditor's No.: 200503010069
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Entire Plat

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: June 21, 2005
Recorded: September 16, 2005
Auditor's No.: 200509160140
Purpose: Sewer mains
Area Affected: All roads and various strips of land as described in said document and as shown on the face of the plat.

K. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 23, 2005
Auditor's No.: 200508230084

L. Any tax, fee, assessments or charges as may be levied by Nookachamp Hills PUD Homeowner's Association.



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