

When recorded return to:
Bruce Paul Scott and Anna Bokma Scott
17126 Brook Court
Mount Vernon, WA 98274



Skagit County Auditor \$75.00
5/20/2015 Page 1 of 4 11:31AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023177

CHICAGO TITLE
620023177

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Dahlstedt and Florence Dahlstedt, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Bruce Paul Scott and Anna Bokma Scott, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 44, 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): P113885 / 4722-000-044-0000

Subject to:

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

Dated: May 15, 2015

Kenneth A. Dahlstedt

Kenneth Dahlstedt

Florence Dahlstedt

Florence Dahlstedt

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20151791
MAY 20 2015

Amount Paid \$6252.80
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 Kenneth Dahlstedt is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/18/15
Notary Public
State of Washington
DONNA LEE REED
My Appointment Expires Oct 1, 2015

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2015

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Florence Dahlstedt is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/18/15

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2015

Notary Public
State of Washington
DONNA LEE REED
My Appointment Expires Oct 1, 2015

EXHIBIT "A"

Exceptions

1. 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 PLANNED UNIT DEVELOPMENT PHASE 1:

Recording No: 9811020154

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(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, 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.

AMENDED by instrument(s):

Recorded: February 25, 1999

Auditor's No(s): 9902250045, records of Skagit County, Washington

4. 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.

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 of the Willamette Meridian.

5. 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.
6. 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.
7. 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

EXHIBIT "A"

Exceptions (continued)

- 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.
8. 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 and December 31, 2008
Auditor's No(s): 200404280064 and 200812310104, records of Skagit County, Washington
9. 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
10. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands;
Recorded: July 22, 2006
Auditor's No(s): 200507220052, records of Skagit County, Washington
11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 30, 1999
Auditor's No(s): 9903300066, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Access, ingress and egress
12. Agreement, including the terms and conditions thereof, entered into;
By: Nookachamp Hills LLC Phase 1
And Between: Skagit County Sewer District No. 2
Recorded: April 12, 1999
Auditor's No.: 9904120147, records of Skagit County, Washington
Providing: Sewer Service
13. Any rights, interests, or claims which may exist or arise as disclosed by survey,
Recording Date: November 15, 2002
Recording No.: 200211150147