



201508170180

Skagit County Auditor

\$74.00

8/17/2015 Page

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3 4:02PM

**When recorded return to:**

Arthur M. Tucker and Elizabeth L. Tucker  
17077 Kokanee Court  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024635

**CHICAGO TITLE**

**620024635**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stephen E. George and Delilah M. George, 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 Arthur M. Tucker and Elizabeth L. Tucker, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 48, 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): P113889 / 4722-000-048-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620024635, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: August 13, 2015

Stephen E. George

Delilah M. George

State of

Washington

County

Skagit

of

Skagit

2015 3257  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 17 2015

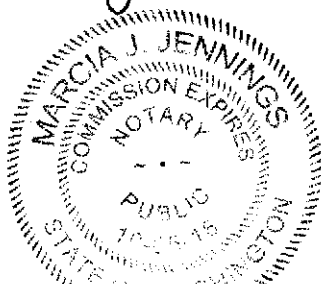
Amount Paid \$ 7214.00  
By MF Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that

Stephen E. George and Delilah M. George

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: August 13, 2015



Marcia J. Jennings  
Name: Marcia J. Jennings

Notary Public in and for the State of

Residing at: Sedro-Woolley

My appointment expires: 10/15/2016

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. 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 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  
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.

## SCHEDULE "B"

### Special Exceptions (continued)

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, October 28, 2004 and December 31, 2008

Auditor's No(s): 200404280064, 200410280240 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. Assessments, if any, levied by Skagit County Sewer District No. 2.

11. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.

12. City, county or local improvement district assessments, if any.