



Skagit County Auditor \$75.00
11/3/2015 Page 1 of 3 1:55PM

When recorded return to:
Dustin S. Gottier and Cassie L. Gottier
17215 Coho 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.: 620025189

CHICAGO TITLE
620025189 STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Gubrud and Victorian L. Gubrud, 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 Dustin S. Gottier and Cassie L. Gottier, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 22, Nookachamp Hills Planned Unit Development, Phase I, as filed in Volume 17 of plats,
pages 26-31, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P113862, 4722-000-022-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620025189, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: October 12, 2015

[Signature]
Michael Gubrud

[Signature]
Victorian L. Gubrud

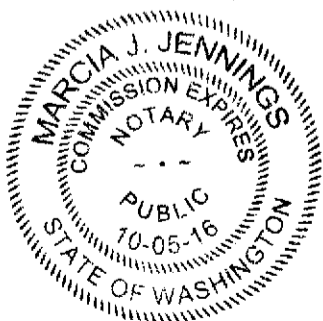
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154523
NOV 03 2015

Amount Paid \$ 7,036.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Michael Gubrud and Victorian L. Gubrud
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: October 28, 2015



[Signature]
Name: Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL 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 I:
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.
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 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 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.
8. 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 mains and the necessary appurtenances
Recording Date: April 12, 1999
Recording No.: 9904120146
Affects: Portion of said premises and other property

SCHEDULE "B"

Special Exceptions (continued)

9. Terms and conditions contained in the document entitled Conveyance of Sewer Facility;
Recording Date: April 12, 1999
Recording No.: 9904120148
10. Covenants, conditions, and restrictions contained in declaration(s) 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(s): 9811020155, records of Skagit County, Washington
Executed By: Nookachamp Hills LLC, a Washington Limited Liability Company

Modification(s) of said covenants, conditions and restrictions
Recording Date: December 31, 2008 and September 15, 2015
Recording No.: 200812310104 and 201509150041
11. 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
12. Title Notification, including the terms, covenants and provisions thereof;
Regarding: Property adjacent to designated natural resource lands
Recording Date: January 5, 2001
Recording No.: 200101050089
13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: August 17, 2009
Recording No.: 200908170138
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Nookachamp Hills FUD Homeowner's Association.
16. Assessments, if any, levied by Skagit County Sewer District.
17. 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.