



201601060035

Skagit County Auditor

\$77.00

1/6/2016 Page

1 of

5 1:39PM

When recorded return to:  
James Jordan and Angelia Jordan  
17101 Brook Court  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 108145

# Statutory Warranty Deed

108145  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James E. Duffield and Linda J. Duffield, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James Jordan and Angelia Jordan, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 40 Nookachamp Hills PUD Phase 1

Tax Parcel Number(s): P113881, 4722-000-040-0000

Lot 40, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I", as filed in Volume 17 of Plats, pages 26 - 31, 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 12-16-15

James Duffield

Linda Duffield

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201630  
JAN 06 2016

Amount Paid \$ 6831.30

Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James Duffield and Linda Duffield, 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: 12-16-15

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at ,

My appointment expires: 1/07/2019

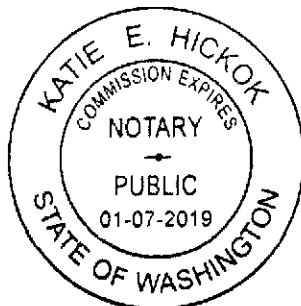


Exhibit A

**EXCEPTIONS:**

**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: Southeast 1/4 of Section 25, Township 34 North, Range 4 East, W.M., and West 1/2 of Section 30, Township 34 North, Range 5 East, W.M.

**B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:**

For: Ingress, egress, drainage and utilities  
In Favor Of:

Present and future owners of the following described property:

Portions of Sections 13, 19, 24, 25, 30, 31 and 36, of Township 34 North, Range 4 East, W.M.,

Recorded: December 10, 1982  
Auditor's No.: 8212100052  
Affects: Otter Pond Drive, Tract "A", and other property

**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: Trout Drive; Access Road; Lot 59 and Tract "C"

E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: December 6, 1979  
Recorded: December 11, 1979  
Auditor's No: 7912110003  
Purpose: Right to enter said premises to operate, maintain and 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  
Location: The Westerly 10 feet of the Northerly, approximate 513 feet lying parallel and adjacent to said SR-9 of Parcel "C"

F. Terms and/or conditions of Finding of Fact, Entry of Order, regarding plat approval for Nookachamp Hills, Phase I, recorded October 13, 1997, under Auditor's File No. 9710130073.

G. 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

*See Attached*

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: February 3, 2004  
Recorded: April 28, 2004  
Auditor's No.: 200404280064

Declaration Dated: August 8, 2005, not disclosed and December 22, 2008  
Recorded: August 23, 2005, July 24, 2008 and December 31, 2008  
Auditor's No.: 200508230083, 200807240091 and 200812310104

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

Plat/Subdivision Name: Nookachamp Hills Planned Unit Development Phase I  
Recorded: November 2, 1998  
Auditor's No: 9811020154

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of  
Skagit County, Washington  
Dated: March 23, 1999  
Recorded: April 12, 1999  
Auditor's No: 9904120146  
Purpose: Perpetual right-of-way or easement for sewer mains with  
Necessary appurtenances through, over and across  
Area Affected: Portions of the subject plat

J. Any tax, fee, assessments or charges as may be levied by Nookachamp Hills PUD Homeowners Association.

**Paragraph G has been amended:**

**6. 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:**

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Recorded: April 28, 2004  
Auditor's No.: 200404280064

Declaration Dated: August 8, 2005, not disclosed and December 22, 2008  
Recorded: August 23, 2005, July 24, 2008, December 31, 2008 and  
September 15, 2015  
Auditor's No.: 200508230083, 200807240091, 200812310104 and  
201509150041

**DATED:** September 23, 2015

JSM / emd

**POOR ORIGINAL**