

When recorded return to:
Jennifer Francis Schmidt and Laura Schmidt
23799 Copper River Court
Mount Vernon, WA 98274



201608310145
Skagit County Auditor
8/31/2016 Page 1 of 5 \$77.00
3:37PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028322

CHICAGO TITLE
620028322

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shane C. Whitener and Tracy L. Whitener, 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 Jennifer Francis Schmidt and Laura Schmidt, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 80, NOOKACHAMP HILLS PUD, PHASE IIA, according to the plat thereof recorded
September 15, 2003, under Auditor's File No. 200309150157, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120760 / 4821-000-080-0000,

Subject to:

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

Dated: August 24, 2016

Shane C. Whitener

Tracy L. Whitener

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163899
AUG 31 2016

Amount Paid \$ 7854.80
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Shane C. Whitener and Tracy L. Whitener
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 30, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 21, 1967
Auditor's No(s): 704645, records of Skagit County, Washington
In favor of: Skagit Valley Telephone Company
For: the right, privilege and authority to construct, reconstruct or other signal or communication circuits, consisting of such underground conduits, cables, manholes, poles and other markers, fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the following described property and the roads, streets or highways thereto adjoining.
Affects: Southeast Quarter of 25-34-04 and other property
2. Easement, including the terms and conditions thereof, disclosed 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
For: the perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described lands and premises
Affects: Strips of land 60' in width in the Southwest Half of the Southeast Quarter of Section 25 and the North Half of the Northeast Quarter of Section 36 Township 34 North, Range 4 East of the Willamette Meridian
3. 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.
4. Stipulation contained in Deed executed by Walking Circle M, Inc., to MV Association dated July 25, 1979, recorded August 31, 1979 under Auditor's File No. 7908310024, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 10, 1982
Auditor's No(s): 8212100052, records of Skagit County, Washington
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 of the Willamette Meridian
For: Ingress, egress, drainage and utilities
6. Matters related to annexing a portion of the subject property onto Skagit County Sewer District No. 2, as disclosed by documents recorded under Auditor's File Nos. 8412050001 and 8411280007, records of Skagit County, Washington.
7. 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.
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 11, 1979
Auditor's No(s): 7912110003, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North Half of the Northeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying East of the County Road

EXHIBIT "A"

Exceptions (continued)

9. Easement, including the terms and conditions thereof, granted by instrument;
Dated: June 8, 1990
Recorded: September 13, 1990
Auditor's No.: 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
10. Agreement, including the terms and conditions thereof; entered into;
By: Nookachamp Hills L.L.C.
And Between: Skagit County Sewer District
Auditor's No. 9711180087, 200011290046 and 200208150099, records of
Skagit County, Washington
Providing: Developer Extension Agreement
Affects: Said premises and other property
11. Easement, including the terms and conditions thereof, granted by instrument;
Auditor's No.: 200304070122 and 200307150203, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right-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 10 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

12. Agreement, including the terms and conditions thereof; entered into;
By: Dan Mitzel/Nookachamp Hills Phase 2A
And Between: Skagit County Sewer District No. 2
Recorded: February 12, 2004
Auditor's No. 200402120196, records of Skagit County, Washington
13. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 12, 2004
Auditor's No(s): 200402120195, records of Skagit County, Washington
In favor of: Sewer main with necessary appurtenances
For: Various portion of said plat
14. 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 PUD PHASE IIA:
- Recording No: 200309150157
15. Covenants, conditions, restrictions and easements contained in declaration 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.: 9811020155, records of Skagit County, Washington
Executed By: Nookachamp Hills LLC, a Washington Limited Liability Company

EXHIBIT "A"

Exceptions (continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 23, 2005 and December 31, 2008
Recording No.: 200508230083 and 200812310104

Declarant's change of address;

Recorded: April 28, 2004; October 28, 2004

Auditor's File No.: 200404280064; 200410280240, records of Skagit County, Washington

16. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: November 2, 1998

Auditor's No.: 9811020155, records of Skagit County, Washington

Imposed By: Nookachamp Hills LLC, a Washington Limited Liability Company

Declarant's change of address;

Recorded: April 28, 2004; October 28, 2004

Auditor's File No.: 200404280064; 200410280240, records of Skagit County, Washington

17. Assessment by Public Utility District No. 1 of Skagit County, State of Washington, as disclosed by the following instrument;

Recording Date: May 18, 1992

Recording No.: 9205180106

Local Utility District (LUD) No.: 12

18. Terms, conditions, and restrictions of that instrument entitled Conveyance of Sewer Facility;

Recorded: July 26, 2005

Auditor's No(s): 200507260203, records of Skagit County, Washington

19. Designation Re participating Builder for Nookachamp Hills Planned Unit Development including the terms, covenants and provisions thereof

Recording Date: September 15, 2015

Recording No.: 201509150041

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

21. Assessments, if any, levied by Skagit County Sewer District No. 2.

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