



201704280195

Skagit County Auditor
4/28/2017 Page

1 of

\$75.00
3 2:12PM**When recorded return to:**Richard Duane Hart and Rebecca Ann Hart
23899 Nookachamp Drive
Mount Vernon, WA 98274

③

TICOR TITLE

70068349

STATUTORY WARRANTY DEED

THE GRANTOR(S) Beau Grubb and Gwen Grubb, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Richard Duane Hart and Rebecca Ann Hart, a married couple

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

Lot 121, PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 2B,
according to the plat thereof recorded August 23, 2005, under Auditor's File No. 200508230082,
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P123214 / 4368-000-121-0000

Subject to:

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

Dated: April 24, 2017

Beau Grubb
Gwen GrubbSKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171801

APR 28 2017

Amount Paid \$8896.¹⁰
Skagit Co. Treasurer
By Deputy

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that

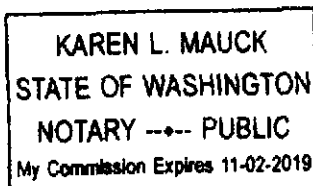
Beau Grubb and Gwen Grubbis/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: April 26, 2017
Name: Karen L. Mauck
Notary Public in and for the State of Washington
Residing at: Snohomish
My appointment expires: 11-2-2019

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: Telephone lines
Affects: Southeast Quarter of Section 25, Township 34 North, Range 4 East of the Willamette Meridian and the West Half of Section 30, Township 34 North, Range 5 East of the Willamette Meridian
2. Covenants, conditions, and restrictions contained in instrument(s), 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,
Dated: July 25, 1979
Recorded: August 31, 1979
Auditor's No(s): 7908310024, records of Skagit County, Washington
Executed By: Walking Circle M., Inc. to MV Associates
As Follows:

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for:

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.

The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed.

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.
3. 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.
4. 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: 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
5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry,
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: November 11, 1909
Auditor's No.: 76334, records of Skagit County, Washington
Executed By: Union Lumber Company
6. Agreement, including the terms and conditions thereof; entered into;
By: Nookachamp Hills LLC
And Between: Skagit County Sewer District No. 2
Recorded: May 18, 2005
Auditor's No. 200405180073, records of Skagit County, Washington
Providing: Conditions and fees for connecting to sewer system

EXHIBIT "A"

Exceptions (continued)

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 1, 2005
Auditor's No(s): 200503010069, 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: All road and 15 foot strips adjoining all roads
8. 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 2B:

Recording No: 200508230082
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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 2, 1998
Auditor's No(s): 9811020155, records of Skagit County, Washington
Executed By: Nookachamp Hills, LLC

AMENDED by instrument(s):
Recorded: August 23, 2005, December 31, 2008 and September 15, 2015
Auditor's No(s): 200508230083, 200812310104 and 201509150041, records of Skagit County, Washington
10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Nookachamp Hills PUD Homeowners Association
Recording Date: November 2, 1998
Recording No.: 9811020155
11. Agreement, including the terms and conditions thereof; entered into;
By: Nookachamp Hills LLC
And Between: Skagit County Sewer District
Recorded: November 18, 1997 and May 18, 2004
Auditor's No.: 9711180087 and 200405180073, records of Skagit County, Washington
Providing: Developer Extension Agreement
12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 16, 2005
Auditor's No(s): 200509160140, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer
Affects: All roads and various strips of land as described in said document and as shown on the face of the plat
13. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services - Plat Lot of Record Certification;
Recorded: August 23, 2005
Auditor's No(s): 200508230084, records of Skagit County, Washington