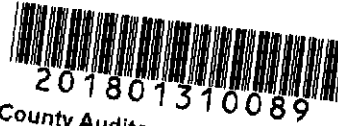


**When recorded return to:**

Amelia Manrique and Erik M. Mora Villegas  
23792 Kamloop Court  
Mount Vernon, WA 98274



201801310089  
Skagit County Auditor  
1/31/2018 Page

1 of 7 \$80.00  
1:55PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033329

**CHICAGO TITLE**  
**620033329**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Northern California Investments, LP, a California Limited Partnership  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Amelia Manrique and Erik M. Mora Villegas, wife and husband  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 67, 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): P120747 / 4821-000-067-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018378  
JAN 31 2018

Amount Paid \$ 7036.00  
Skagit Co. Treasurer  
By HB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 24, 2018

Northern California Investments, LP

BY:   
Barbara Shelly Swanger, as  
Corporate Secretary/Acquisitions and Sales Manager of Swan Investments, Inc.,

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of Northern California Investments LP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Yolo )

On January 26, 2018 before me, SK Winters, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Barbara Michelle Swanger  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature S.K. Winters  
Signature of Notary Public

Commission Expires: July 13, 2019  
State of California  
**S.K. Winters, Notary Public**

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed

Document Date: January 24, 2018 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Barbara Michelle Swanger

☒ Corporate Officer — Title(s): Corporate Sec.

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Northern California Investment, LP

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**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

## EXHIBIT "A"

Exceptions  
(continued)

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
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,

## **EXHIBIT "A"**

### **Exceptions (continued)**

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

**Modification(s) of said covenants, conditions and restrictions**

Recording Date: August 23, 2005, December 31, 2008 and September 15, 2015  
Recording No.: 200508230083, 200812310104 and 201509150041

**Declarant's change of address:**

## EXHIBIT "A"

### Exceptions (continued)

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

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

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