



201902060016

02/06/2019 10:34 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Billy G. Cathcart and Marna B. Cathcart
23804 Copper River Court
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

18-1227
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Seth T. Pike and Michele A. Pike, husband and wife, 23804 Copper River Court, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Billy G. Cathcart and Marna B. Cathcart, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lot 82, Nookachamp Hills PUD Ph IIA

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 "B" attached hereto

Tax Parcel Number(s): P120762 & 4821-000-082-0000

Dated: 2-1-19

X Seth T. Pike
Seth T. Pike

X Michele A. Pike
Michele A. Pike

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 390

FEB 06 2019

Amount Paid \$ 10,649.40
Skagit Co. Treasurer
By mm Deputy

Statutory Warranty Deed
LPB 10-05

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Individual

STATE OF WASHINGTON

COUNTY OF Skegitt

On this day personally appeared before me Sarah Pike + Michelle Pike, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 1st day of February, 2019.

Katie Hickok

Notary Public residing at Ukiah

Printed Name: Katie Hickok

My Commission Expires:

1-28

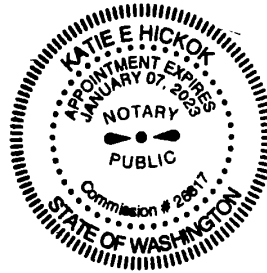


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 23804 Copper River Court, Mount Vernon, WA 98274
Tax Parcel Number(s): P120762 & 4821-000-082-0000

Property Description:

Lot 82, "PLAT OF NOOKACHAMP HILLS PUD PHASE IIA," as per plat recorded on September 15, 2003, under Auditors File No. 200309150157, records of Skagit County, Washington. Situate in the County of Skagit. State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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1. Easement affecting a portion of subject property and for the purposes stated herein, and incidental purposes in favor of Skagit Valley Telephone Company, recorded September 21, 1967 as Auditor's File No. 704645.
2. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities, including terms and provisions thereof granted to present and future owners of the property, recorded December 10, 1982, as Auditor's File No. 8212100052.
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.
4. Easement affecting a portion of said premises and for the purposes stated herein and incidental purposes in favor of Public Utility District No.1 of Skagit County, recorded September 13, 1990, as Auditor's File No. 9009130081.
5. 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.
6. Terms and conditions of Developer Extension Agreements between Skagit County Sewer District No. 2, and Nookachamp Hills L.L.C., recorded August 15, 2002 under Auditor's File No. 200208150099. (Affects Phase I and a Westerly portion of the subject property).
7. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on July 3, 2003 and recorded July 15, 2003, as Auditor's File No. 200307150203.
8. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Nookachamp Hills PUD Phase IIA recorded September 15, 2003 as Auditor's File No. 200309150157.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Nookachamps Hills, L.L.C., recorded November 2, 1998, as Auditor's File No. 9811020155.

Said covenants were amended to add Phase IIA by Plat recorded under Auditor's File Nos. 200309150157 and 200807240091.

A change of address for Nookachamp Hills PUD Homeowner's Association was recorded April 28, 2004 under Auditor's File No. 200404280064.

Above covenants, conditions and restrictions were amended on February 3, 2004, August 8, 2005, undisclosed and December 22, 20008 and recorded November 2, 1998, April 28, 2004, August 23,

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LPB 10-05

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2005, July 24, 2008, December 31, 2008 and September 15, 2015, as Auditor's File No's 200404280064, 200508230083, 200807240091, 200812310104 and 201509150041.

10. Agreement, affecting subject property, regarding construction of a sewage collection system on property and the terms and provisions thereof between Skagit County Sewer District No. 2 and Dan Mitzel / Nookachamp Hills Phase 2A, dated December 3, 2003, recorded February 12, 2004 as Auditor's File No. 200402120196.
11. Declaration of Nookachamp Hills Planned Unit Development (Homeowners Association), recorded April 28, 2004, under Skagit County Auditor's File No. 200404280064, providing change of address information for purposes of notice, as follows: Telephone: (360) 404-2050 Fax: (360) 404-2055
12. Easement and Agreement, dated November 26, 2003, recorded February 12, 2004 under Skagit County Auditor's File No. 200402120195, terms and provisions therein:

Party (1st):
Skagit County Sewer District No. 2
Party (2nd):
Nookachamp Hills LLC