

When recorded return to:
Audrey Hobeck and Terrance Dias
30142 Walberg Road
Sedro Woolley, WA 98284



201906120027

06/12/2019 11:22 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038348

CHICAGO TITLE
620038348

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark W Shipman and Gladys Shipman, 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 Audrey Hobeck and Terrance Dias, a married couple

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

Lot 106, Nookachamp Hills PUD, Phase 11A, as per plat recorded September 15, 2003 under
Skagit County Auditor's File No. 200309150157.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P120786,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2266

JUN 12 2019

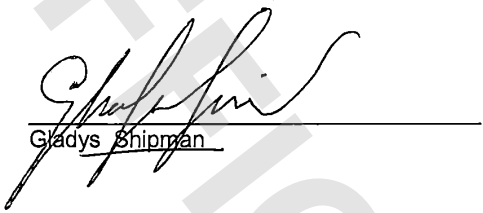
Amount Paid \$ 9,172.10

Skagit Co. Treasurer


By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 10, 2019


Mark W Shipman
Gladys ShipmanState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that mark w shipman and Gladys Shipman
is/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: June 12 2019
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Skagit Valley Telephone Company, a Washington corporation
Purpose:	Telephone and telegraph or other signal or communication circuits
Recording Date:	September 21, 1967
Recording No.:	704645
2. Declaration of Easement

Purpose:	Road and utilities
Recording Date:	December 10, 1982
Recording No.:	8212100052
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Purpose:	Water pipeline easement
Recording Date:	September 13, 1990
Recording No.:	9009130081
4. Covenants, conditions, restrictions and easements, liability for assessments, 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date:	November 2, 1998
Recording No.:	9811020155

Modification(s) of said covenants, conditions and restrictions

Recording Nos.: 200508230083, 200807240091 and 200812310104
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Energy, Inc.
Purpose:	Transmission, distribution and sale of electricity

EXHIBIT "A"Exceptions
(continued)

Recording Date: April 7, 2003
Recording No.: 200304070122

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: July 15, 2003
Recording No.: 200307150203

7. 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 Plat of Nookachamp Hills PUD, Phase 11A:

Recording No: 200309150157

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2, a municipal corporation
Purpose: Sewer
Recording Date: February 12, 2004
Recording No.: 200402120195

9. Agreement

Recording Date: February 12, 2004
Recording No.: 200402120196

10. Conveyance of Sewer Facility

Recording Date: July 26, 2005
Recording No.: 200507260203

11. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set

EXHIBIT "A"Exceptions
(continued)

forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 15, 2015

Recording No.: 201509150041

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Skagit County Sewer District No. 2.
14. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.