

201908160054
08/16/2019 10:42 AM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Jennifer M. Johnson and Steven W. Johnson
17000 Trout Drive
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

19-2714

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Randall L. Turner and Polli R. Turner, husband and wife, 17000 Trout Drive, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to Jennifer M. Johnson and Steven W. Johnson, a married couple

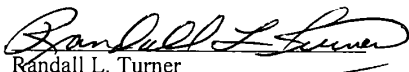
the following described real estate, situated in the County Skagit, State of Washington:

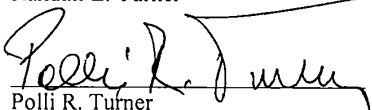
Lot 7, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I", as filed in Volume 17 of Plats, pages 26-31, records of Skagit County, Washington.

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): P113847 & 4722-000-007-0000

Dated: 8/15/19


Randall L. Turner


Polli R. Turner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019.3474

AUG 16 2019

Amount Paid \$10,240.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2714-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Randall L. Turner and Polli R. Turner is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 15th day of August, 2019

Mary Miller
Signature

Notary Public
Title



My appointment expires: 01.19.2022

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-2714-MM

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. Stipulation contained in Deed executed by Walking Circle M., Inc., to MV Associates, dated July 25, 1979, recorded August 31, 1979, under Auditor's File No. 7908310024, as follows:

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for ingress, egress for septic tank and roadway.

3. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Ingress, egress, drainage and utilities

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, W.M.,

Recorded: December 10, 1982

Auditor's No.: 8212100052

Affects: Otter Pond Drive, Tract "A", and other property

4. 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.

5. 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.

6. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: December 6, 1979

Recorded: December 11, 1979

Auditor's No.: 7912110003

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location: The Westerly 10 feet of the Northerly, approximate 513 feet lying parallel and adjacent to said SR-9 of Parcel "C"

7. Terms and/or conditions of Finding of Fact, Entry of Order, regarding plat approval for Nookachamp Hills, Phase I, recorded October 13, 1997, under Auditor's File No. 9710130073.

8. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Nookachamp Hills Planned Unit Development Phase I

Recorded: November 2, 1998

Auditor's No: 9811020154

Statutory Warranty Deed
LPB 10-05

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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.

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

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington

Dated: March 23, 1999

Recorded: April 12, 1999

Auditor's No: 9904120146

Purpose: Perpetual right-of-way or easement for sewer mains with Necessary appurtenances through, over and across

Area Affected: Portions of the subject plat

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Hansell Mitzel, LLC

Recorded: November 22, 2004

Auditor's No. 200411220200

Purpose: Ingress, egress & utilities

Area Affected: As disclosed in instrument