

When recorded return to:
Chad W. Tesarik and Tracy J. Tesarik
24066 Nookachamp Hills Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4857

Nov 05 2019

Amount Paid \$12055.60

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040268

CHICAGO TITLE

620040268

STATUTORY WARRANTY DEED

THE GRANTOR(S) James A. Edwards, a single man and Renee C. Sexton, a single woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Chad W. Tesarik and Tracy J. Tesarik, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 159, PLAT OF NOOKACHAMP HILLS PUD PHASE IIB, AS RECORDED ON AUGUST 23,
2005, UNDER AUDITOR'S FILE NO. 200508230082, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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


Tax Parcel Number(s): P123252 / 4868-000-159-0000


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 22, 2019




James A. Edwards


Renee C. Sexton

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James A. Edwards and Renee C. Sexton are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 1, 2019



Name: Lourea L. Garka
Notary Public in and for the State of USA
Residing at: Ortington
My appointment expires: 10/27/2022

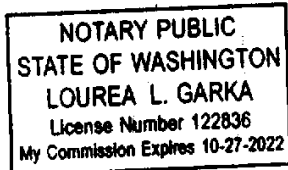


EXHIBIT "A"
Exceptions

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

Granted to:	Skagit Valley Telephone Company
Purpose:	Telephone lines
Recording Date:	September 21, 1967
Recording No.:	704645

2. 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 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:	August 31, 1979
Recording No.:	7908310024

Said document is a re-recording of Recording No. 7908080023.

3. Matters, if any, related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by instrument(s) recorded under Recording No. 8412050001 and Recording No. 8411280007.

4. 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
Purpose:	Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date:	September 19, 1990
Recording No.:	9009130081

5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording No.:	76334
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No determination has been made as to the current ownership or other matters affecting said reservations.

EXHIBIT "A"

Exceptions
(continued)

6. Agreement, including the terms and conditions thereof;

Between: Nookachamp Hills LLC and Skagit County Sewer District No. 2
Recording Date: May 18, 2005
Recording No.: 200405180073
Regarding: Conditions and fees for connecting to sewer system

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 1, 2005
Recording No.: 200503010069

8. 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 Plat of Nookachamp Hills PUD Phase IIB:

Recording No: 200508230082

9. 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 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

AMENDED by instrument(s):

Recording Date: August 23, 2005
Recording No.: 200508230083

Recording Date: July 24, 2008
Recording No.: 200807240091

EXHIBIT "A"

Exceptions
(continued)

Recording Date: December 31, 2008
Recording No.: 200812310104

Recording Date: September 15, 2015
Recording No.: 201509150041

10. Agreement(s), including the terms and conditions thereof;

Between: Nookachamp Hills LLC and Skagit County Sewer District
Recording Date: November 18, 1997
Recording No.: 9711180087

and

Recording Date: May 18, 2004
Recording No.: 200405180073
Regarding: Developer Extension Agreement

11. 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
Purpose: Sewer
Recording Date: September 16, 2005
Recording No.: 200509160140

12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

EXHIBIT "A"
Exceptions
(continued)

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.