

**When recorded return to:**  
Darrick J. Smale and Brian J. Verd  
1401 Merrill Creek Parkway #5031  
Everett, WA 98203

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2119

Jun 15 2020

Amount Paid \$9660.81

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.: 620042311

**CHICAGO TITLE**  
**620042311**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mitch Roberts, also appearing of record as Mitch J Roberts, and Jackie Roberts,  
also appearing of record as Jackie Leigh Roberts, 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 Darrick J. Smale, an unmarried man and Brian J. Verdi, an  
unmarried man

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

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

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

LT 147, NOOKACHAMP HILLS PUD PHASE IIB

Tax Parcel Number(s): P123240 / 4868-000-147-0000

Subject to:

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

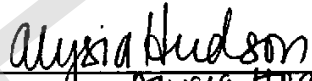
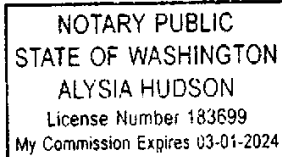
## STATUTORY WARRANTY DEED

(continued)

Dated: June 8, 2020

  
\_\_\_\_\_  
Mitch Roberts  
\_\_\_\_\_  
Jackie RobertsState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Mitch Roberts and Jackie Roberts  
\_\_\_\_\_  
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, 2020  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P123240 / 4868-000-147-0000**

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Lot 147, PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 2B, according to the plat thereof recorded August 23, 2005, under Auditor's File No. 200508230082, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

## EXHIBIT "B"

### 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
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 number 8412050001 and recording number 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

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

**EXHIBIT "B"****Exceptions  
(continued)**

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 PLANNED UNIT DEVELOPMENT, PHASE 2B:

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 Nos.: 200508230083, 200807240091, 200812310104 and 201509150041

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

Between: Nookachamp Hills LLC and Skagit County Sewer District  
 Recording Nos.: 9711180087 and 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

**EXHIBIT "B"**

**Exceptions  
(continued)**

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

12. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services - Plat Lot of Record Certification:

Recording Date: August 23, 2005  
Recording No.: 200508230084

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020  
Tax Account No.: P123240 / 4868-000-147-0000  
Levy Code: 2315  
Assessed Value-Land: \$125,000.00  
Assessed Value-Improvements: \$455,200.00

General and Special Taxes:  
Billed: \$6,806.15  
Paid: \$3,403.11  
Unpaid: \$3,403.04

15. City, county or local improvement district assessments, if any.
16. Dues, charges and assessments, if any, levied by Nookachamp Hills PUD Homeowners Association.
17. Liability to future assessments, if any, levied by Skagit County Sewer District No. 2.