

When recorded return to:

Linda Rudy and Norman A. Rudy
17211 Chinook Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2860

Jul 30 2020

Amount Paid \$8895.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED

GNW 20-5204

THE GRANTOR(S) Donald E. Schlumberger and Susan M. Schlumberger, husband and wife, _____,

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

in hand paid, conveys, and warrants to Linda Rudy and Norman A. Rudy, a married couple

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

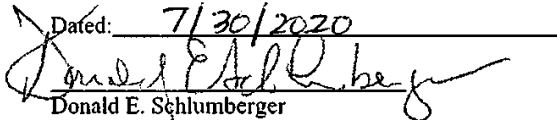
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

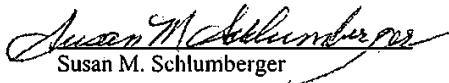
Abbreviated legal description: Property 1:
Lt 32, Nookachamps Hills PUD Ph I

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): P113873

Dated: 7/30/2020


Donald E. Schlumberger


Susan M. Schlumberger

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

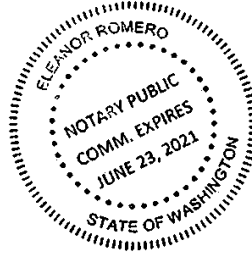
I certify that I know or have satisfactory evidence that Donald E. Schlumberger and Susan M. Schlumberger is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30 day of July, 2020

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 17211 Chinook Court, Mount Vernon, WA 98274
Tax Parcel Number(s): P113873

Property Description:

Lot 32, "Nookachamp Hills Planned Unit Development, Phase 1", as filed in Volume 17 of Plats, Pages 26-31,
records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

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EXHIBIT B

20-5204-KH

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. 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. Reservations, provisions and/or exceptions contained in instrument executed by Union Lumber Company, recorded November 11, 1909 as Auditor's File No. 76334.

6. 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.

7. 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 Planned Unit Development Phase IIB, recorded August 23, 2005, as Auditor's File No. 200508230082.

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".

8. 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.

9. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated February 22, 2005, recorded March 1, 2005, as Auditor's File No. 200503010069.

10. 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. 200508230084.

Statutory Warranty Deed
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