

**When recorded return to:**

Corinna M. Morrison and Terence I. Morrison  
17054 Sockeye Drive  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043810

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3115

Aug 14 2020

Amount Paid \$7765.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**CHICAGO TITLE**  
**620043810**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nicholas A. Leonovich, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Corinna M. Morrison and Terence I. Morrison, wife and  
husband

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 85, NOOKACHAMP HILLS PUD, PHASE IIA, ACCORDING TO THE PLAT THEREOF,  
RECORDED SEPTEMBER 15, 2003 UNDER SKAGIT COUNTY AUDITORS FILE NO.  
200309150157, 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): P120765 / 4821-000-085-0000

Subject to:

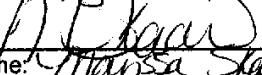
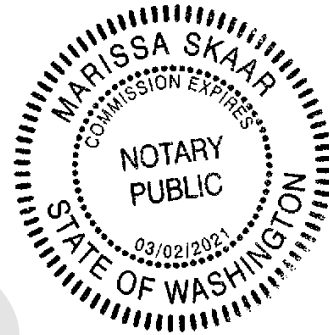
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 3, 2020

  
\_\_\_\_\_  
Nicholas A. Leonovich  
\_\_\_\_\_  
River N. LeonovichState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Nicholas A. Leonovich and River N. Leonovich 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: August 11, 2020  
\_\_\_\_\_  
Name: Marissa Skaar  
Notary Public in and for the State of Washington  
Residing at: Blaine, WA  
My appointment expires: 03/02/2021

**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. Matters related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by document 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, Washington, a Municipal Corporation  
Purpose: Water pipeline easement  
Recording Date: September 13, 1990  
Recording No.: 9009130081
5. 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 Date: August 23, 2005  
Recording No.: 200508230083

**EXHIBIT "A"**

**Exceptions  
(continued)**

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

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

Designation Re "Participating Builder for Nookachamp Hill Planned Unit Development"  
recorded September 15, 2015 under Recording No. 201509150041.

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: April 7, 2003  
Recording No.: 200304070122

7. 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

8. 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

9. 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

**EXHIBIT "A"****Exceptions  
(continued)****10. Agreement**

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

**11. Conveyance of Sewer Facility**

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

**12. 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: September 15, 2015  
Recording No.: 201509150041

**13. 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."

**14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.**

**EXHIBIT "A"**

**Exceptions  
(continued)**

15. City, county or local improvement district assessments, if any.