

When recorded return to:
Gary W. Marsh and Vicki J. Marsh
17144 Trout Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3698
Sep 16 2020
Amount Paid \$8829.14
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044247

CHICAGO TITLE
620044247

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terri L. Armstrong, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gary Wayne Marsh and Vicki Marsh, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 36, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, AS FILED IN VOLUME 17 OF PLATS, PAGES 26 THROUGH 31, 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): P113877 / 4722-000-036-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

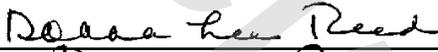
Dated: August 26, 2020


Terri L. Armstrong

State of WASHINGTON
County of SKAGIT

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

Dated: 8/30/2020


Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2023

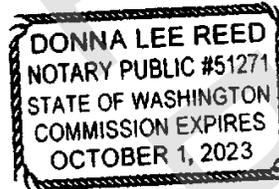


EXHIBIT "A"
Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: November 11, 1909
Auditor's No(s): 76334, records of Skagit County, Washington
Executed By: Union Lumber Company
As Follows: Minerals and rights of entry. Said mineral rights are now vested of record in Skagit County.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 5, 1910
Auditor's No(s): 80143, records of Skagit County, Washington
In favor of: Duncan McKay
For: Road purposes
Affects: A portion of the subject property

Note: Exact location and extent of easement is undisclosed of record.

3. 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:

A. The right to maintain, repair, inspect and otherwise use his existing septic tank on the subject property and, if necessary, to replace said septic tank by installing a new septic tank on the subject property.

B. The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed.

C. The right to use any and all roadways on the subject property for ingress and egress to the property owned by David G. McIntyre, which is located in Skagit County, Washington, in Section 30, Township 34 North, Range 5 East of the Willamette Meridian.

4. Matters relating to the possible formation of an association for the common areas of the Otter Pond and Association for horse arena and stable areas as disclosed by document recorded under Auditor's File No. 8310310059, records of Skagit County, Washington.

5. 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 No. 8412050001 and Auditor's File No. 8411280007, records of Skagit County, Washington.

EXHIBIT "A"

Exceptions
(continued)

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1990
Auditor's No(s).: 9009130081, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Water pipe lines, etc.
Affects: 60 foot wide strip of land in the South Half of Section 25 and in the
Northeast Quarter of Section 36, all in Township 34 North, Range 4 East of the
Willamette Meridian.
7. 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
Nookachamp Hills Planned Unit Development, Phase I, recorded in Volume 17 of Plats, Pages
26 through 31:

Recording No: 9811020054
8. 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 mains and the necessary appurtenances
Recording Date: April 12, 1999
Recording No.: 9904120146
Affects: Portion of said premises and other property
9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting
any covenant, condition or restriction based on race, color, religion, sex, handicap, familial
status, or national origin unless and only to the extent that said covenant (a) is exempt under
Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not
discriminate against handicap persons;
Recorded: November 2, 1998
Auditor's No(s).: 9811020155, records of Skagit County, Washington
Executed By: Nookachamp Hills LLC, a Washington Limited Liability Company

Modification(s) of said covenants, conditions and restrictions

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

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

EXHIBIT "A"
Exceptions
(continued)

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 2, 1998
Auditor's No(s).: 9811020155, records of Skagit County, Washington
Imposed By: Nookachamp Hills LLC, a Washington Limited Liability Company

11. 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."

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