

**When recorded return to:**  
Cesar L Fernandez and Menchie Fernandez  
17116 Trout 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.: 620045285

**CHICAGO TITLE**  
620045285

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeffrey Nelson James and Anne E.N. Bullen, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Cesar L Fernandez and Menchie Fernandez, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 26, Nookachamp Hills Planned Unit Development, Phase I, as filed in Volume 17 of plats,  
pages 26-31, records of Skagit County, Washington.

Situate in Skagit County, State of Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4926

Nov 18 2020

Amount Paid \$10230.00

Skagit County Treasurer

By Bridget Ibarra Deputy

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

Tax Parcel Number(s): P113867 / 4722-000-026-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 11, 2020

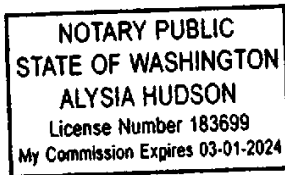
*Jeffrey Nelson James*  
Jeffrey Nelson James

*Anne E.N. Bullen*  
Anne E.N. Bullen

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey Nelson James and Anne E.N. Bullen 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: 11.17.2020



*Alysia Hudson*  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arundel  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Exceptions

1. 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 NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT PHASE I:

Recording No: 9811020154

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. 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.

4. 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.

**EXHIBIT "A"**Exceptions  
(continued)

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 Nos. 8412050001 and 8411280007, records of Skagit County, Washington.
6. 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.
7. 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.
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. Terms and conditions contained in the document entitled Conveyance of Sewer Facility;  
 Recording Date: April 12, 1999  
 Recording No.: 9904120148
10. 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 and September 15, 2015  
 Recording No.: 200812310104 and 201509150041

**EXHIBIT "A"**Exceptions  
(continued)

11. 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
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."
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.
15. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.
16. Assessments, if any, levied by Skagit County Sewer District.