

When recorded return to:
Nicolette J Wegner and Steven K Wegner
15412 52nd Street E
Sumner, WA 98390

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600
Bellevue, WA 98004

Escrow No.: 0197654-OC

CHICAGO TITLE
620045788

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ricky A. Hill and Lynne M. Hill, Trustees of the Ricky A. Hill and Lynne M. Hill Trust
Dated December 7, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nicolette J Wegner and Steven K Wegner, wife and husband

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

LOT 248 OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, PLOT-0870, ACCORDING TO THE
PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200807240089. 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): P127801, 4963-000-248-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-81

Jan 08 2021

Amount Paid \$11031.00

Skagit County Treasurer

By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 31, 2020

Ricky A. Hill and Lynne M. Hill Trust Dated December 7, 2018

BY: *Ricky A Hill*
Ricky A. Hill
Trustee

BY: *Lynne M Hill*
Lynne M. Hill
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ricky A. Hill and Lynne M. Hill are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Ricky A. Hill and Lynne M. Hill Trust Dated December 7, 2018 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 06 2021
Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023



EXHIBIT "A"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

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
Affects: A portion of said plat
2. Reservations and recitals contained in the Deed as set forth below:
Grantor: Walking Circle M., Inc.
Grantee: MV Associates
Dated: July 25, 1979
Recording Date: August 31, 1979
Recording No.: 7908310024
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Many nearby parcels of land
Purpose: Ingress, egress, drainage and utilities
Recording Date: December 10, 1982
Recording No.: 8212100052
4. Reservations and recitals contained in the Deed as set forth below:
Recording Date: November 11, 1909
Recording No.: 76334
No determination has been made as to the current ownership or other matters affecting said reservations.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line
Recording Date: July 19, 1950
Recording No.: 448498
Affects: Portion of said plat
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line
Recording Date: March 22, 1929
Recording No.: 221300
Affects: Portion of said plat
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Duncan McKay
Purpose: Road purposes
Recording Date: July 5, 1910
Recording No.: 80143
Affects: A portion of said plat
8. 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 recording number 8310310059.
9. 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: Water pipe lines etc
Recording Date: September 13, 1990
Recording No.: 9009130081
Affects: A portion of said plat

EXHIBIT "A"

Exceptions
(continued)

10. 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 lines
Recording Date: September 16, 2005
Recording No.: 200509160140
Affects: A portion of said plat
11. Agreement and the terms and conditions thereof:
Between: Skagit County Sewer District No. 2 and Nookachamp Hills LLC
Dated: April 5, 2006
Recording Date: May 18, 2006
Recording No.: 200605180169
Regarding: Sewer lines
12. Agreement, and the terms and conditions thereof:
Dated: September 19, 2006
Recording Date: October 6, 2006
Recording No.: 200610060124
Regarding: Bridge Agreement
13. Agreement and the terms and conditions thereof:
Dated: August 11, 2006
Recording Date: February 14, 2007
Recording No.: 200702140164
Regarding: Development and access agreement
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: June 11, 2007
Recording No.: 200706110187
Affects: A portion of said plat
15. 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 PUD PHASES 3 AND 4, PL07-0870: Recording No: 200807240089
16. 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
Modification(s) of said covenants, conditions and restrictions
Recording Date: August 23, 2005
Recording No.: 200508230083
Modification(s) of said covenants, conditions and restrictions
Recording Date: July 24, 2008
Recording No.: 200807240091
Modification(s) of said covenants, conditions and restrictions
Recording Date: December 31, 2008
Recording No.: 200812310104
Modification(s) of said covenants, conditions and restrictions
Recording Date: September 15, 2015
Recording No.: 201509150041
17. Lot Certification and the terms and conditions thereof

EXHIBIT "A"

**Exceptions
(continued)**

Recording Date: July 24, 2008
Recording No.: 200807240090
Affects: Lots 162-252

18. Title Notification and the terms and conditions thereof:
Recording Date: August 21, 2014
Recording No.: 201408210064
19. 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."
20. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
21. City, county or local improvement district assessments, if any.
22. Assessments, if any, levied by Skagit County Sewer District No. 2.
23. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.