

When recorded return to:
Sean Gavin and Paulette M. Gavin
17058 Kokanee Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-293
Jan 22 2021
Amount Paid \$9429.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620045971

Escrow No.: 620045971

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel R. Gerhard and Lynnette L. Gerhard, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sean Gavin and Paulette M. Gavin, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 56, 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.

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

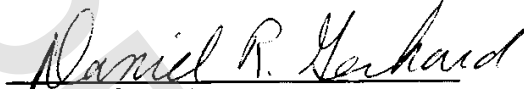
Tax Parcel Number(s): P113897 / 4722-000-056-0000


Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: January 8, 2021



Daniel R. Gerhard

Lynnette L. GerhardState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel R. Gerhard and Lynnette L. Gerhard 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: January 20 2021

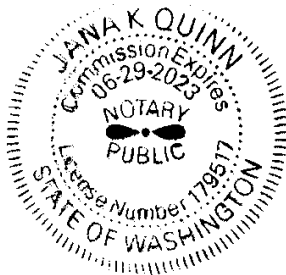
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

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. 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.

14. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.

15. Assessments, if any, levied by Skagit County Sewer District.

16. 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."