

When recorded return to:
Bradley James Pickett and Trisha M. Pickett
17216 Sockeye Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3526
Jul 30 2021
Amount Paid \$12455.00
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.: 620047634

CHICAGO TITLE CO.
620047634

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ashlee R. Wilson and Samuel M. Wilson, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Bradley James Pickett and Trisha M. Pickett, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:
LOT 144, "PLAT OF NOOKACHAMP HILLS PUD PHASE IIB," AS RECORDED ON AUGUST 23,
2005, UNDER AUDITOR'S FILE NO. 200508230082, 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): P123237 / 4868-000-144-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 28, 2021

Ashlee Wilson
Ashlee R. Wilson

Samuel M. Wilson
Samuel M. Wilson

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Ashlee R. Wilson and Samuel M. Wilson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 29, 2021



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Skagit Valley Telephone Company
Purpose:	Telephone lines
Recording Date:	September 21, 1967
Recording No.:	704645
Affects:	Portion of said premises

2. Covenants, conditions and restrictions 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: August 31, 1979
Recording No.: 7908310024

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for:

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.

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

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.

3. 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 Boundary Adjustment:

Recording No: 8412050001
Recording No: 8411280007

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"

Exceptions
(continued)

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water pipe lines, etc.
Recording Date: September 13, 1990
Recording No.: 9009130081
Affects: Portion of said premises

5. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 76334

6. Agreement, including the terms and conditions thereof; entered into;
By: Nookachamp Hills LLC
And Between: Skagit County Sewer District No. 2
Recorded: May 18, 2005
Auditor's No. 200405180073, records of Skagit County, Washington
Providing: Conditions and fees for connecting to sewer system

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 1, 2005
Recording No.: 200503010069
Affects: Portion of said premises

8. 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 the Plat of Nookachamp Hills Planned unit Development, Phase IIB:
Recording No: 200508230082

9. 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,

EXHIBIT "A"

Exceptions
(continued)

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

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Nookachamp Hills PUD Homeowners Association
Recording Date: November 2, 1998
Recording No.: 9811020155

11. Agreement and the terms and conditions thereof:

Executed by: Nookachamp Hills LLC and Skagit County Sewer District
Recording Date: November 18, 1997
Recording No.: 9711180087

12. Agreement and the terms and conditions thereof:

Executed by: Nookachamp Hills LLC and Skagit County Sewer District
Recording Date: May 18, 2004
Recording No.: 200405180073

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County Sewer District No. 2
Purpose: sewer
Recording Date: September 16, 2005
Recording No.: 200509160140
Affects: Portion of said premises

14. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services - Plat Lot of Record Certification;

Recorded: August 23, 2005
Recording No.: 200508230084

15. Designation Re "Participating Builder for Nookachamp Hills Planned Unit Development including the terms, covenants and provisions thereof

Recording Date: September 15, 2015

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201509150041

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."

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. City, county or local improvement district assessments, if any.
19. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2021
Tax Account No.:	P123237 / 4868-000-144-0000
Levy Code:	2315
Assessed Value-Land:	\$133,800.00
Assessed Value-Improvements:	\$303,100.00

General and Special Taxes:	
Billed:	\$5,325.25
Paid:	\$2,662.67
Unpaid:	\$2,662.58

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