

When recorded return to:

Ian George Purkey and Haylee Roberta Purkey
17064 Kokanee Court
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620052654

Escrow No.: 620052654

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven A. Gilbert and Tamara M. Gilbert, who also appears of record as Tami M. Gilbert, 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 Ian George Purkey and Haylee Roberta Purkey, a married couple

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

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

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

PTN LT 52, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I

Tax Parcel Number(s): P113893 / 4722-000-052-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224387

Oct 27 2022

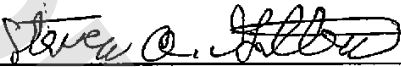
Amount Paid \$11120.00


Skagit County Treasurer


By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 14, 2022



Steven A. Gilbert

Tamara M. GilbertState of Washington
County of SkagitThis record was acknowledged before me on 10/24/2022 by
Steven A Gilbert and Tamara M Gilbert

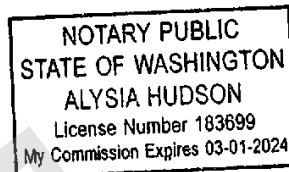
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113893 / 4722-000-052-0000

LOT 52 OF THE PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 26 THROUGH 31, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING IN A PORTION OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, .WM;

EXCEPT THAT PORTION OF SAID LOT 52 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 52;

THENCE SOUTH 83°35' 40" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 52 A DISTANCE OF 20.00 FEET;

THENCE SOUTH 13°09' 32" EAST 129.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52;

THENCE NORTH 4°18' 25" WEST 129.07 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

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.: 80143
 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.: 9009130081
 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.

Said easement has been conveyed under Recording No.: 9902250045

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 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

EXHIBIT "B"Exceptions
(continued)

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.

5. 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: October 13, 1997
Recording No.: 9710130073

6. 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 No. 8412050001 and Auditor's No. 8411280007, records of Skagit County, Washington.
7. 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 No. 8310310059, records of Skagit County, Washington.
8. 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: November 11, 1909
Recording No.: 76334

9. 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

10. Terms and conditions contained in the document entitled Conveyance of Sewer Facility;

Recording Date: April 12, 1999
Recording No.: 9904120148

EXHIBIT "B"

Exceptions
(continued)

11. 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: April 28, 2004
Recording No.: 200404280064

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 28, 2004
Recording No.: 200410280240

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

12. 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

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Line Adjustment:

EXHIBIT "B"**Exceptions
(continued)**

Recording No: 200304010143

14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Skagit County Sewer District No. 2.
18. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.