

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20225058

Dec 30 2022

Amount Paid \$18685.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:

Paul Edward Zwimpfer, II and Linda Rose Castaldo, Trustees  
24351 Nookachamp Hills Drive  
Mount Vernon, WA 98274

GNW 22-17009

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Paul W. Rutter, Trustee of Rutter Living Trust dated August 10, 2017, P.O. Box 1325, Mount Vernon, WA 98273-1325,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Paul Edward Zwimpfer, II and Linda Rose Castaldo, Trustees of The Zwimpfer Castaldo Joint Living Trust dated August 24, 2010

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:

Ptn. Gov. Lot 3, Section 30, Township 34 North, Range 5 East (aka Lots 2 &amp; 3 SHORT CARD PL 13-0110)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P114179 and P132491

Dated: 12/27/2022

Rutter Living Trust dated August 10, 2017

By: Paul W. Rutter, Trustee  
Paul W. Rutter, Trustee

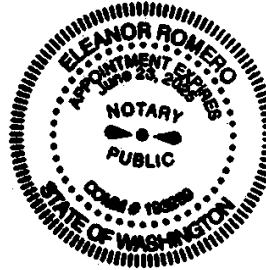
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 27<sup>th</sup> day of December, 2022 by Paul W. Rutter, Trustee of Rutter Living Trust dated August 10, 2017.

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 6/23/2025



Statutory Warranty Deed  
LPB 10-05

Order No.: 22-17009-KH

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 24351 Nookachamp Hills Drive, Mount Vernon, WA 98274  
Tax Parcel Number(s): P114179 and P132491

**Property Description:**

Lots 2 and 3, SKAGIT COUNTY SHORT CARD PL 13-0110, approved October 22, 2014, and recorded on October 22, 2014 as Auditor's File No. 201410220088, records of Skagit County, Washington; being a portion of Government Lot 3, Section 30, Township 34 North, Range 5 East, W.M.

Situate in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-17009-KH

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**EXHIBIT B**

22-17009-KH

**10. RESERVATION CONTAINED IN DEED:**

Executed by: Union Lumber Company

Recorded: November 11, 1909

Auditor's No.: 76334

As Follows: Minerals and rights of entry.

Said mineral rights are now vested of record in Skagit County.

**11. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power &amp; Light Company

Dated: July 19, 1950

Recorded: July 19, 1950

Auditor's No.: 448498

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution systems, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Affects: The right of entry for his easement is 30 feet in width (as described in instrument)

**12. RESERVATION CONTAINED IN DEED:**

Executed by: Walking Circle M., Inc.

Recorded: August 31, 1979

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:

1. 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;

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

3. 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, W.M.

13. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded January 25, 1999, under Auditor's File No. 9901250140.

**14. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Nookachamp Hills, LLC

Recorded: April 20, 1999

Auditor's No.: 9904200002

**15. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Verizon Northwest Inc.

Recorded: October 19, 2000

Auditor's No.: 200010190015

Purpose: Communication Service

Affects: Portion of Real Estate under search

**16. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Recorded: June 19, 2002

Auditor's No.: 200206190049

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-17009-KH

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Regarding: Development Activities on or adjacent to National Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

17. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Nookachamp Hills PUD Phases 3 and 4, PL07-0870 recorded July 24, 2008 as Auditor's File No. 200807240089.

18. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County

Recorded: January 21, 2009

Auditor's No. 200901210087

Purpose: Sewer mains with the necessary appurtenances

Area Affected: As described in said document

19. Lot certification, including the terms and conditions thereof, recorded March 21, 2013 and October 22, 2014 as Auditor's File No. 201303210100 and 201410220089. Reference to the record being made for full particulars. The company makes no determination as to its affects.

20. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SKAGIT COUNTY SHORT CARD PL 13-0110 recorded October 22, 2014 as Auditor's File No. 201410220088.