

**When recorded return to:**  
Neil J Bavins and Amy L West  
17033 Sockeye Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242210  
Sep 19 2024  
Amount Paid \$12872.80  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

4260 57254

Escrow No.: 620057254

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James W. Hartley, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Neil J Bavins and Amy L West, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 107, NOOKACHAMP HILLS PUD PHASE 2A, AS PER PLAT RECORDED SEPTEMBER 15,  
2003 UNDER AUDITOR'S FILE NO. 200309150157, 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): P120787 / 4821-000-107-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 9/17/24

*James W. Hartley*  
James W. Hartley

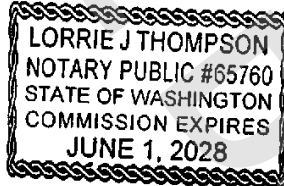
*Debra Conner*  
Debra Conner, spouse of James W. Hartley

State of Washington

County of SKAGIT

This record was acknowledged before me on September 17, 2024 by James W. Hartley and Debra Conner.

*Lorrie J Thompson*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**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: Utilities  
Recording Date: September 21, 1967  
Recording No: 704645
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Duncan McKay  
Purpose: Road Purposes  
Recording Date: July 5, 1910  
Recording No: 80143
3. Stipulation contained in Deed executed by Walking Circle M., Inc., to MV Association  
Recording Date: August 31, 1979  
Recording No.: 7908310024
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Power and Light Company, a Washington corporation  
Purpose: Electric Transmission and/or Distribution Line, together with necessary appurtenances  
Recording Date: December 11, 1979  
Recording No: 7912110003
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Present and Future Owners of the following described property:  
Purpose: Ingress, Egress, Drainage and Utilities  
Recording Date: December 10, 1982  
Recording No: 8212100052
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 recording number 8310310059, records of Skagit County, Washington.
7. Matters relating to annexing a portion of the subject property onto Skagit County Sewer District No. 2, as disclosed by documents recorded under recording number 8412050001 and under recording number 8411280007, records of Skagit County, Washington.

**EXHIBIT "A"**  
Exceptions  
(continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation  
Purpose: Utilities  
Recording Date: September 13, 1990  
Recording No: 9009130081
9. Agreement, including the terms and conditions thereof, granted by instrument:
- By: Nookachamp Hills L.L.C.  
And Between: Skagit County Sewer District  
Recording Date: November 18, 1997  
Recording No.: 9711180087
- Recording Date: November 29, 2000  
Recording No.: 200011290046
- Recording Date: August 15, 2002  
Recording No.: 200208150099
10. 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
- Declarant's change of address:  
Recording Date: April 28, 2004  
Recording No.: 200404280064  
Recording Date: October 28 2004  
Recording No.: 200410280240
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: August 23, 2005  
Recording No.: 200508230083

**EXHIBIT "A"**

Exceptions  
(continued)

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

11. 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

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

In favor of: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: Underground Electric system, together with necessary appurtenances  
Recording Date: April 7, 2003  
Recording No: 200304070122

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

In favor of: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: Underground Electric system, together with necessary appurtenances  
Recording Date: July 15, 2003  
Recording No: 200307150203

14. 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 Nookachamp Hills PUD Phase IIA:

Recording No: 200309150157

**EXHIBIT "A"**

Exceptions  
(continued)

15. 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 Main with necessary appurtenances  
Recording Date: February 12, 2004  
Recording No: 200402120195
16. Agreement, including the terms and conditions thereof, granted by instrument:
- By: Dan Miizel/Nookachamp Hills Phase 2A  
And Between: Skagit County Sewer District No. 2  
Recording Date: February 12, 2004  
Recording No.: 200402120196
17. Terms, conditions, restrictions and easements of that instrument entitled "Conveyance of Sewer Facility"
- Recording Date: July 26, 2005  
Recording No.: 200507260203
18. Terms, conditions, restrictions and easements of that instrument entitled "Designation Re "Participating Builder for Nookachamp Hills Planned Unit Development""
- Recording Date: September 15, 2015  
Recording No.: 201509150041
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

**EXHIBIT "A"**

Exceptions  
(continued)

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.

**John L. Scott**  
REAL ESTATE

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_  
between \_\_\_\_\_ ("Buyer")  
and \_\_\_\_\_ ("Seller")  
concerning \_\_\_\_\_ (the "Property")

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated  
Neil Bavins 09/03/24  
Date  
Buyer  
Amy West 09/03/24  
Date

[Signature] 6/27/24  
Date  
Seller  
Debra C 6/27/24  
Date  
Seller