

When recorded return to:

Johnny Janica and Brianna Mitchell
2145 Clover Court
Mukilteo, WA 98275

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251189

Apr 22 2025

Amount Paid \$12677.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22646-TB

THE GRANTOR(S) **Jessica Treat**, a married woman as her separate estate, 452 Klinger Street, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to **Johnny Janica and Brianna Mitchell, a married couple**

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

Lot 153, NOOKACHAMP HILLS PUD, PHASE 2B, as per plat recorded August 23, 2005, under Skagit County Auditor's File No. 200508230082, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 153, NOOKACHAMP HILLS PUD, PHASE 2B

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 "A" attached hereto

Tax Parcel Number(s): P123246/4868-000-153-0000

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Dated: 3-27-2025

Jessica Treat
Jessica Treat

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 27th day of March, 2025, by Jessica Treat ~~and Joshua Treat~~.

Scotta Bentley
Signature

Notary
Title

My commission expires: 05/10/27

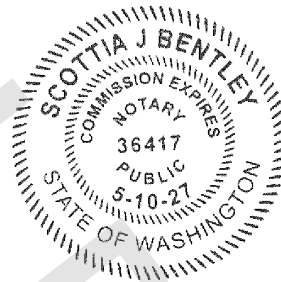


EXHIBIT A

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9. Easement affecting a portion of subject property and for the purposes stated herein, and incidental purposes in favor of Skagit Valley Telephone Company, recorded September 21, 1967 as Auditor's File No. 704645.

10. 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 ingress, egress for septic tank and roadway.

11. 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.

12. Easement affecting a portion of said premises and for the purposes stated herein and incidental purposes in favor of Public Utility District No.1 of Skagit County, recorded September 13, 1990, as Auditor's File No. 9009130081.

13. Reservations, provisions and/or exceptions contained in instrument executed by Union Lumber Company, recorded November 11, 1909 as Auditor's File No. 76334.

14. Terms and/or conditions of Finding of Fact, Entry of Order, regarding plat approval for Nookachamp Hills, Phase I, recorded October 13, 1997, under Auditor's File No. 9710130073.

15. 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 Planned Unit Development Phase IIB, recorded August 23, 2005, as Auditor's File No. 200508230082.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

16. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Nookachamps Hills, L.L.C., recorded November 2, 1998, as Auditor's File No. 9811020155.

Above covenants, conditions and restrictions were amended on February 3, 2004, August 8, 2005, undisclosed and December 22, 20008 and recorded November 2, 1998, April 28, 2004, August 23, 2005, July 24, 2008, December 31, 2008 and September 15, 2015, as Auditor's File No's 200404280064, 200508230083, 200807240091, 200812310104 and 201509150041.

17. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated February 22, 2005, recorded March 1, 2005, as Auditor's File No. 200503010069.

18. 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. 200508230084.

19. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure
Statutory Warranty Deed

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that may include covenants, conditions and restrictions affecting the subject property, recorded on June 29, 2022 as Auditor's File No. 202206290158 .

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.

End of Exhibit A

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