

When recorded return to:
Adele Prosch and Brian Prosch
3221 SW Avalon Way 404
Seattle, WA 98126

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252464
Jul 31 2025
Amount Paid \$13211.00
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

Escrow No.: 620059462

CHICAGO TITLE CO.

Le 20059462

STATUTORY WARRANTY DEED

THE GRANTOR(S) John L Lobdell and Judith A Lobdell, 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 Brian Prosch and Adele Prosch, Husband and Wife

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.)

LT 183, "NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870"

Tax Parcel Number(s): P127736 / 4963-000-183-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2025

John L Lobdell
John L LobdellJudith A Lobdell
Judith A LobdellState of Washington
County of SnohomishThis record was acknowledged before me on 7-31-25 by John L Lobdell.Teresa D Varnes
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 5/29/27

STATUTORY WARRANTY DEED

(continued)

Dated: July 29, 2025

~~John L. Lobdell by Judith A. Lobdell his attorney in fact~~
John L. Lobdell by Judith A. Lobdell, his attorney in fact

Judith A. Lobdell
Judith A. Lobdell

State of WashingtonCounty of SnohomishThis record was acknowledged before me on 7-29-2025 by John L. Lobdell and Judith A. Lobdell.

(Signature of notary public)

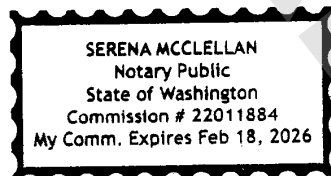
Notary Public in and for the State of WashingtonMy commission expires: Feb. 18, 2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127736 / 4963-000-183-0000

LOT 183, NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870, AS PER PLAT RECORDED
UNDER RECORDING NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: November 11, 1909
Recording No.: 76334

No determination has been made as to the current ownership or other matters affecting said reservations.

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

Granted to: Duncan McKay
Purpose: Road purposes
Recording Date: July 5, 1910
Recording No.: 80143
Affects: A portion of said plat

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

Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line
Recording Date: March 22, 1929
Recording No.: 221300
Affects: Portion of said plat

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

Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line
Recording Date: July 19, 1950
Recording No.: 448498
Affects: Portion of said plat

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

Granted to: Skagit Valley Telephone Company
Purpose: Telephone lines
Recording Date: September 21, 1967
Recording No.: 704645
Affects: A portion of said plat

EXHIBIT "B"

Exceptions
(continued)

6. Reservations and recitals contained in the Deed as set forth below:

Grantor: Walking Circle M., Inc.
 Grantee: MV Associates
 Dated: July 25, 1979
 Recording Date: August 31, 1979
 Recording No.: 7908310024

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

Granted to: Many nearby parcels of land
 Purpose: Ingress, egress, drainage and utilities
 Recording Date: December 10, 1982
 Recording No.: 8212100052

8. 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 No. 8310310059.

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

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

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 23, 2005
 Recording No.: 200508230083

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"

Exceptions
(continued)

Recording Date: July 24, 2008
Recording No.: 200807240091

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 granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Sewer lines
Recording Date: September 16, 2005
Recording No.: 200509160140
Affects: A portion of said plat

13. Agreement and the terms and conditions thereof:

Between: Skagit County Sewer District No. 2 and Nookachamp Hills LLC
Dated: April 5, 2006
Recording Date: May 18, 2006
Recording No.: 200605180169
Regarding: Sewer lines

14. Agreement, and the terms and conditions thereof:

Dated: September 19, 2006
Recording Date: October 6, 2006
Recording No.: 200610060124
Regarding: Bridge Agreement

15. Agreement and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Dated: August 11, 2006
 Recording Date: February 14, 2007
 Recording No.: 200702140164
 Regarding: Development and access agreement

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

Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line
 Recording Date: June 11, 2007
 Recording No.: 200706110187
 Affects: A portion of said plat

17. 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 PUD Phases 3 and 4, PL07-0870:

Recording No: 200807240089

18. Lot Certification and the terms and conditions thereof

Recording Date: July 24, 2008
 Recording No.: 200807240090
 Affects: Lots 162-252

19. Conveyance of Sewer Facility, and the terms and conditions thereof:

Recording Date: July 29, 2008
 Recording No.: 200807290002

20. Side Sewer Easement, and the terms and conditions thereof:

Recording Date: July 29, 2008
 Recording No.: 200807290003

21. 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

EXHIBIT "B"Exceptions
(continued)

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."

22. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
23. City, county or local improvement district assessments, if any.