

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252778
Date 08/27/2025

WHEN RECORDED RETURN TO:

JANICE M. GATZKE
24433 Nookachamp Hills Drive
Mount Vernon, WA 98274

QUIT CLAIM DEED

GRANTOR(S): BRUCE M. GATZKE
GRANTEE(S): JANICE M. GATZKE
PARCEL NO(S): P127797
LEGAL DESCRIPTION(S): NOOKACHAMP HILLS PUD PHASES 3 & 4 PL07-0870, LOT 244
(Full legal(s) on pages 1 and 4-6)
REFERENCE NO(S): 201712050086 (Previous Deed)

The Grantor, BRUCE M. GATZKE, husband, for no consideration, conveys and quit claims to Grantee, JANICE M. GATZKE, wife, as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

LOT 244, NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870,
ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S
FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO:

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

DATED August 21, 2025.


BRUCE M. GATZKE

GIVEN under my hand and official seal on August 21, 2025.



DAVID M. NEUBECK
Notary Public in and for the
State of Washington
Residing in Bellingham
My commission expires: 09/19/2027

EXHIBIT "A"

1. 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

2. Reservation contained in deed:

Executed by: Union Lumber Company
Recorded: November 11, 1909
Auditor's No.: 76334
As Follows: Minerals and right of entry. Said mineral rights are now vested of record in Skagit County.

3. 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

4. Agreement and the terms and conditions thereof:

Between: Skagit County Sewer District No. 2
And: Nookachamp Hills LLC
Dated: April 5, 2006
Recorded: May 18, 2006
Auditor's No.: 200605180169
Regarding: Sewer lines

5. Agreement, and the terms and conditions thereof:

Between: Nookachamp Hills LLC, a limited liability company of the State of Washington and Nookachamp Hills Homeowners Association, a nonprofit association in the State of Washington

And: Skagit County Sewer District No. 2, a Municipal Corporation of the
State of Washington
Dated: September 19, 2006
Recorded: October 6, 2006
Auditor's No.: 200610060124
Regarding: Bridge Agreement

6. Agreement and the terms and conditions thereof:

Between: Island Construction, Inc., a Washington corporation
And: Nookachamp Hills, LLC, a Washington limited liability company;
Daniel Mitzel, an individual and Paul Rutter, an individual
Dated: August 11, 2006
Recorded: February 14, 2007
Auditor's No.: 200702140164
Regarding: Development and access agreement

7. 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, together with
necessary appurtenances
Recording Date: June 11, 2007
Recording No.: 200706110187
Affects: A portion of said plat

8. 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

9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: November 2, 1998

Auditor's No(s): 9811020155, records of Skagit County, Washington

Executed By: Nookachamp Hills, LLC

AMENDED by instrument(s):

Recorded: August 23, 2005; December 31, 2008 and July 24, 2008

Auditor's No(s): 200508230083, 200812310104 and 200807240091, records of Skagit County, Washington

10. Lot Certification and the terms and conditions thereof

Recording Date: July 24, 2008

Recording No.: 200807240090

Affects: Lots 162-252

11. Title Notification and the terms and conditions thereof

Recording Date: December 7, 2012

Recording No.: 201212070118

12. Assessment by the Public Utility District No. 1 of Skagit County, as disclosed by the following recorded document:

Recording Date: May 18, 1992

Recording No.: 9205180106

Local Utility District (LUD) No. 12

13. City, county or local improvement districts, if any.

14. Assessments, if any, levied by Skagit County Sewer District No. 2.

15. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.