

202509030054

09/03/2025 11:58 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:

Benjamin Gekelman
Wolf Contracting LLC
17200 Big Fir Pl
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252867

Sep 03 2025

Amount Paid \$3205.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620060092

Escrow No.: 245473853

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cortes Enterprises, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Wolf Contracting LLC, a Washington limited liability company

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 168. Nookachamp Hills PUD Phases 3 and 4, PL07-0870, Rec No. 200807240089

Tax Account No.: P127721 / 4963-000-168-0000

Tax Parcel Number(s): P127721, 4963-000-168-0000

STATUTORY WARRANTY DEED

(continued)

Dated: August 29, 2025

Cortes Enterprises, LLC

BY: [Signature]

Xavier Cortes

Member

BY: [Signature]

Yaitza E. Cortes

Member

State of WashingtonCounty of Whatcom

This record was acknowledged before me on August 29, 2025 by Xavier Cortes and Yaitza E. Cortes as Member and Member, respectively, of Cortes Enterprises, LLC.

Michele R Boudreau

(Signature of notary public)

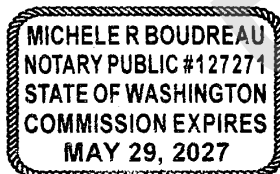
Notary Public in and for the State of WAMy appointment expires: May 29, 2027

EXHIBIT "A"

Legal Description

LOT 168, 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

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

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

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

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.

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

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

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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

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.

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

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

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

Agreement, and the terms and conditions thereof:

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

Agreement and the terms and conditions thereof:

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

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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

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 PHASES 3 AND 4, PL07-0870:

Recording No: 200807240089

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

AMENDED by instrument(s):

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

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

Recording Date: December 31, 2008
Recording No.: 200812310104

Recording Date: September 15, 2015
Recording No.: 201509150041

Lot Certification and the terms and conditions thereof

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

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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, a municipal corporation of Skagit County, Washington
Purpose: Sewer
Recording Date: January 21, 2009
Recording No.: 200901210087
Affects: Lots 162, 163, 167, 168, 169, 190, 193, 194, 196, 199, 200, 201, 202, 203, 204, 205, 208, 209, 210, 211, 232, 233, 234, 235, 236, 237, 238

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."