

When recorded return to:

Heather Schutza
Schutza Family Trust dated July 17, 2024, and any
amendments thereto
23799 Copper River Ct
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20254125

Dec 24 2025

Amount Paid \$13923.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059941

CHICAGO TITLE
620059941

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laura Schmidt, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Heather Schutza as Trustee of the Schutza Family Trust dated
July 17, 2024, and any amendments thereto

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

LOT 80, NOOKACHAMP HILLS PUD, PHASE IIA, ACCORDING TO THE PLAT THEREOF
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): P120760 / 4821-000-080-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 12/23/25

Laura Schmidt
Laura Schmidt

State of Washington

County of SKagit

This record was acknowledged before me on December 23, 2025 by Laura Schmidt.

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

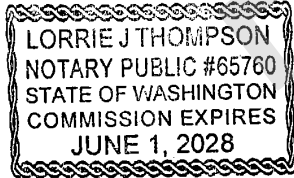


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Duncan McKay
Purpose: Road Purposes
Recording Date: July 5, 1910
Recording No: 80143
Affects: A portion of the subject property

2. 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
Affects: Southeast Quarter of 25-34-04 and other property

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
Affects: The North half of the Northeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying East of the County Road

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
Affects: Portions of Sections 13, 19, 24, 25, 30, 31 and 36 of Township 34 North,

EXHIBIT "A"

Exceptions
(continued)

Range 4 East of the Willamette Meridian

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.
8. Liens and charges as set forth in the above mentioned document(s),
Payable to: Skagit County Sewer District No. 2
9. 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
Affects: Strips of land 60' in width in the Southwest half of the Southeast Quarter of Section 25 and the North half of the Northeast Quarter of Section 36 Township 34 North, Range 4 East of the Willamette Meridian
10. 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
Affects: Said premises and other property

Recording Date: November 29, 2000
Recording No.: 200011290046

Recording Date: August 15, 2002
Recording No.: 200208150099
11. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation,

EXHIBIT "A"Exceptions
(continued)

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 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

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

Declarant's change of address;

Recorded: April 28, 2004
Recording No.: 200404280064
Recorded: October 28, 2004
Recording No.: 200410280240

12. Liens and charges as set forth in the above mentioned declaration,

Payable to: Nookachamp Hills PUD Homeowners Association

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: April 7, 2003
Recording No: 200304070122
Affects: All streets and road right-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

14. 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: July 15, 2003
 Recording No: 200307150203
 Affects: A strip of land 10 feet in width across the lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

15. 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 Phase IIA:

Recording No: 200309150157

16. 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
 Affects: Various portion of said plat

17. Assessment by Public Utility District No. 1 of Skagit County, State of Washington, as disclosed by the following instrument;

Recording Date: May 18, 1992
 Recording No.: 9205180106
 Local Utility District (LUD) No.: 12

18. Agreement, including the terms and conditions thereof, granted by instrument:

By: Dan Mitzel/Nookachamp Hills Phase 2A
 And Between: Skagit County Sewer District No. 2
 Recording Date: February 12, 2004
 Recording No.: 200402120196

19. Terms, conditions, restrictions and easements of that instrument entitled "Conveyance of Sewer Facility"

Recording Date: July 26, 2005
 Recording No.: 200507260203

EXHIBIT "A"Exceptions
(continued)

20. 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
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 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.

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 11/25/2025
between Heather Ann Schutz ("Buyer")
Buyer Buyer
and Laura Schmidt ("Seller")
Seller Seller
concerning 23799 Copper River Ct Mount Vernon WA 98274 (the "Property")
Address City State Zip

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.

Signed by:
Heather Ann Schutz 11/25/2025
0482C1F893FB4F0...
Buyer Date

Authentication:
Laura Schmidt 11/26/25
Seller Date

Buyer Date

Seller Date