

When recorded return to:

Catherynne Ann Jean
Mark D. Riddlesperger and Catherynne A. Jean,
Trustees of The Riddlesperger Jean Family Trust
18825 Dylan St
Los Angeles, CA 91326

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500163893

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20254163

Dec 30 2025

Amount Paid \$14635.00
Skagit County Treasurer

By BELEN MARTINEZ Deputy

Chicago Title
500163893

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan N. Mills, Trustee, or Successor Trustee of The Susan N. Mills Trust Dated August 13, 2014

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Mark D. Riddlesperger and Catherynne A. Jean, Trustees of The Riddlesperger Jean Family Trust ~~Dated July 24th, 2020~~

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

LOT 155, "NOOKACHAMP HILLS PUD, PHASE IIB", AS PER PLAT RECORDED AUGUST 23, 2005, UNDER AUDITOR'S FILE NO. 200508230082, 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): P123248 / 48680001550000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/12/25

Susan N. Mills Trust Dated August 13, 2014

BY: Susan N. Mills
Susan N. Mills
Trustee

State of Washington

County of King

This record was acknowledged before me on 12/12/2025 by Susan N. Mills as
Trustee of Susan N. Mills Trust Dated August 13, 2014.

Michael D. Van Wagner
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 5/1/2029

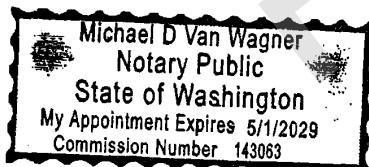


EXHIBIT "A"
Exceptions

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

2. 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: August 31, 1979
Recording No.: 7908310024

3. Matters, if any, related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by instrument(s) recorded under recording number 8412050001 and recording number 8411280007.

4. 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, a Municipal Corporation
Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date: September 13, 1990
Recording No.: 9009130081
Affect: portion of said premises

5. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 76334

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

6. Agreement and the terms and conditions thereof:

EXHIBIT "A"

Exceptions
(continued)

Executed by: Nookachamp Hills LLC and Skagit County Sewer District No.2
Recording Date: May 18, 2004
Recording No.: 200405180073

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 1, 2005
Recording No.: 200503010069

8. 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 the Plat of Nookachamp Hills PUD Phase IIB:

Recording No: 200508230082

9. 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

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

Modification(s) of said covenants, conditions and restrictions

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

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

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

10. 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

11. Agreement(s), including the terms and conditions thereof;

Between: Nookachamp Hills LLC and Skagit County Sewer District
Regarding: Developer Extension Agreement
Recording Date: November 18, 1997 and May 18, 2004
Recording No.: 9711180087
Recording No.: 200405180073

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
Recording Date: September 16, 2005
Recording No.: 200509160140
Affects: All roads and various strips of land as described in said document and as shown on the face of the plat

13. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services - Plat Lot of Record Certification;
Recorded: August 23, 2005
Recording No.: 200508230084, records of Skagit County, Washington

14. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: September 6, 2005
Recording No.: 200509060142

15. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately

EXHIBIT "A"

Exceptions
(continued)

Adjacent to Designated Natural Resource Lands Pursuant to Skagit County Code 14.16.810

Recording Date: September 6, 2005
Recording No.: 200509060143

16. 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."

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