

When recorded return to:

Taylor Plog
Ticor Title Company
33400 9th Ave S, Ste. 102
Federal Way, WA 98003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261611

May 28 2026

Amount Paid \$17394.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



33400 9th Ave S, Ste. 102
Federal Way, WA 98003

Escrow No.: RES70239295

Chicago Title
620062165

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher M Thomas and Jessica M Thomas, 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 Aaron E Logue and Trisha L Logue, a married couple

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

LOT 200, "PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870", ACCORDING
TO THE PLAT
THEREOF RECORDED JULY 24, 2008 UNDER AUDITORS FILE NO. 200807240089,
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): P127753, 4963-000-200-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 05/21/2026

Christopher M Thomas
Christopher M Thomas

Jessica M Thomas
Jessica M Thomas

State of Washington
County of Grant

This record was acknowledged before me on 05/21/2026 by Christopher M Thomas and Jessica M Thomas.

Peggy Sue Johnson
(Signature of notary public) Peggy Sue Johnson
Notary Public in and for the State of WA #21019912
Resides at: Sunnyside, WA 98944
My commission expires: 04/28/2029

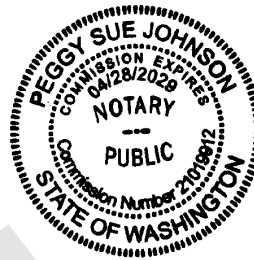
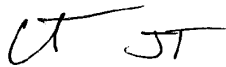


EXHIBIT "A"
Exceptions



Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 12.18.25

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:

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.

LT JT

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
Recording No.: 448495
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

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 and the terms and conditions thereof:

Recording Date: October 31, 1983
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

LT JT

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
Recorded: May 18, 2006
Auditor's 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

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

GT JT

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 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 No.: 200508230083
Recording No.: 200812310104
Recording No.: 200807240091
Recording No.: 201509150041

Lot Certification and the terms and conditions thereof:

Recording Date: July 24, 2008
Recording No.: 200807240090

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

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."

UT JT