

202607160040

07/16/2026 12:00 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Keenan Smith and Monica Smith
17116 Blackberry Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262234

Jul 16 2026

Amount Paid \$11520.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: NWA-0572574

GMW 26-26102

THE GRANTOR(S)

Marcos Bejar Rico and Brenda L. Alanis, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Keenan Smith and Monica Smith, a married couple

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

**Lot 6, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, as per the plat thereof,
recorded in Volume 17 of Plats, pages 26 through 31, inclusive, records of Skagit County,
Washington.**

Situated in Skagit County, Washington.

Abbreviated Legal: Lot 6, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): P113846/4722-000-006-0000

Dated: 15th day of July, 2026

Marcos Bejar Rico

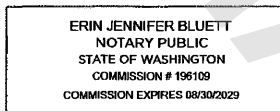
Marcos Bejar Rico

STATE OF Washington

COUNTY OF King

This record was acknowledged before me on 15th July, 2026 by Marcos Bejar Rico.

Stamp



A handwritten signature in black ink, appearing to read "Erin Bluett", written over a horizontal line.

Notary Public
My commission expires 08/30/2029

Notarized remotely online using communication technology via Proof.

Dated: 16th day of July, 2026

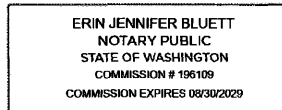
Brenda L. Alanis
Brenda L. Alanis

STATE OF Washington

COUNTY OF King

This record was acknowledged before me on 16th July, 2026 by Brenda L. Alanis.

Stamp



Erin Jennifer Bluett
Notary Public
My commission expires: 08/30/2029

Notarized remotely online using communication technology via Proof.

Subject to - Deed Exception(s):

Easement affecting a portion of subject property and for the purposes stated herein, and incidental purposes in favor of Skagit Valley Telephone Company, recorded September 21, 1967 as Auditor's File No. 704645.

Stipulation contained in Deed executed by Walking Circle M., Inc., to MV Associates, dated July 25, 1979, recorded August 31, 1979, under Auditor's File No. 7908310024, as follows:

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for ingress, egress for septic tank and roadway.

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Ingress, egress, drainage and utilities In Favor Of: Present and future owners of the following described property: Portions of Sections 13, 19, 24, 25, 30, 31 and 36, of Township 34 North, Range 4 East, W.M., Recorded: December 10, 1982 Auditor's No.: 8212100052

Affects: Otter Pond Drive, Tract "A", and other property

Matters related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by document recorded under Auditor's File Nos. 8412050001 and 8411280007.

Easement affecting a portion of said premises and for the purposes stated herein and incidental purposes in favor of Public Utility District No. 1 of Skagit County, recorded September 13, 1990, as Auditor's File No. 9009130081.

EASEMENT AND PROVISIONS CONTAINED THEREIN: Grantee: Puget Sound Power & Light Company Dated: December 6, 1979 Recorded: December 11, 1979 Auditor's No.: 7912110003 Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines Location: The Westerly 10 feet of the Northerly, approximate 513 feet lying parallel and adjacent to said SR-9 of Parcel "C"

Terms and/or conditions of Finding of Fact, Entry of Order, regarding plat approval for Nookachamp Hills, Phase I, recorded October 13, 1997, under Auditor's File No. 9710130073.

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY: Plat/Subdivision Name: Nookachamp Hills Planned Unit Development Phase I Recorded: November 2, 1998 Auditor's No: 9811020154 The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Nookachamps Hills, L.L.C., recorded November 2, 1998, as Auditor's File No. 9811020155. Above covenants, conditions and restrictions were amended on February 3, 2004, August 8, 2005, undisclosed and December 22, 2008 and recorded November 2, 1998, April 28, 2004, August 23, 2005, July 24, 2008, December 31, 2008 and September 15, 2015, as Auditor's File No's 200404280064, 200508230083, 200807240091, 200812310104 and 201509150041.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington Dated: March 23, 1999 Recorded: April 12, 1999 Auditor's No: 9904120146 Purpose: Perpetual right-of-way or easement for sewer mains with Necessary appurtenances through, over and across

Area Affected: Portions of the subject plat

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF: Grantee: Hansell Mitzel, LLC
Recorded: November 22, 2004 Auditor's No. 200411220200 Purpose: Ingress, egress & utilities
Area Affected: As disclosed in instrument

Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on September 30, 2020 as Auditor's File No. 202009300144 . Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Any tax, fee, assessments or charges as may be levied by Skagit County Sewer District No. 2.

Any tax, fee, assessments or charges as may be levied by Nookachamp Hills PUD Homeowner's Association.