

When recorded return to:

Ivan V. Hall and Mariya P. Hall
1225 Madison Park Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262405

Jul 29 2026

Amount Paid \$3925.00
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

Chicago Title
620062836

Escrow No.: 620062836

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eddie N. Acode and Eloisa B. Acode, 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 Ivan V. Hall and Mariya P. Hall, a married couple

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

LOT 68, "NOOKACHAMP HILLS PUD, PHASE IIA", AS PER PLAT RECORDED SEPTEMBER
15, 2003 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200309150157, RECORD 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): P120748 / 4821-000-068-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated:

July 24 2026Eddie N. Acode

Eddie N. Acode

Eloisa B. Acode

Eloisa B. Acode

State of

Washington

County of

Skaquit

This record was acknowledged before me on July 24 2026 by Eddie N. Acode and
Eloisa B. Acode.

(Signature of notary public)

Notary Public in and for the State of

My appointment expires:

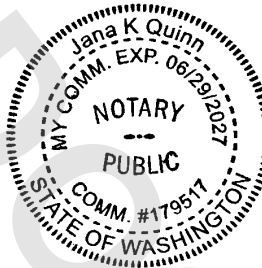
Jana K QuinnWashington06/29/2027

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: Portion of said premises
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: Portion of said premises
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: Portion of said premises
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.

EXHIBIT "A"Exceptions
(continued)

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: Portion of said premises
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

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

Recording Date: August 15, 2002
Recording No.: 200208150099
11. 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

EXHIBIT "A"Exceptions
(continued)

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

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

12. 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

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: Portion of said premises

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
Recording Date: July 15, 2003
Recording No: 200307150203
Affects: Portion of said premises

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 the Plat of 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: February 12, 2004
 Recording No: 200402120195
 Affects: Portion of said premises

17. 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

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

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

19. 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

20. 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."

21. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

22. Assessments, if any, levied by Skagit County Sewer District No. 2.
23. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.