



200507260203

Skagit County Auditor

7/26/2005 Page

1 of

13 2:49PM

**After Recording Please Return To:**

Skagit County Sewer District No. 2  
17079 State Route 9  
Mount Vernon, Washington 98274-9366  
(360) 422-8373

**Document Title(s):** Conveyance of Sewer Facility

**Reference Number(s) of Documents Assigned or Released:** \_\_\_\_\_

Additional on page \_\_\_\_\_ of document.

**Grantor(s): (Print Last name, First name, and Initials)**

1. Mitzel, Dan R.
2. Nookachamp Hills, LLC Phase II-A
3. \_\_\_\_\_

Additional on page \_\_\_\_\_ of document.

**Grantee(s):** Skagit County Sewer District No. 2

**Legal Description (abbreviated: i.e. lot, block, plat of section, township, range):** Portion of Sections 25 and 36, Township 34 North, Range 4 East, W.M., Skagit County, Washington.

Additional legal description is on page two of document.

**Assessor's Property Tax Parcel / Account Number: P27864, P27848, P30524**

Additional Parcel Numbers for additional legals are on page \_\_\_\_ of document.

**CONVEYANCE OF SEWER FACILITY**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged Nookachamp Hills, LLC hereby grants, bargains, sells and conveys to SKAGIT COUNTY SEWER DISTRICT NO. 2, a municipal corporation, the following described property located in Skagit County, Washington:

ALL of the Sewer System heretofore constructed to serve Lots 60 through 111 of Nookachamp Hills P.U.D., Phase 2A, Sections 25 and 36, Township 34 North, Range 4 East, W.M., Skagit County, Washington

The Sewer System is more specifically described as follows: SEE ATTACHED EXHIBIT A

Including manholes, side sewers, tees, wyes and other appurtenances, all within public right-of-way and/or easements.

In making the conveyance, the undersigned warrants to the District that all claims for labor, material or taxes and other indebtedness that might be a lien against said Sewer System have been paid and further guarantees to the District for the period of one year from the date of this instrument, that the said sewer be free of defects in labor and material.

The undersigned further warrant to the District that they own said Sewer System free and clear of all encumbrances and have full right, title and right to dispose of same.

The execution of this conveyance hereby ratifies the Developer Extension Agreement.

DATED this 13<sup>th</sup> day of August, 2003.

BY [Signature]  
~~President~~ Managing Member

BY \_\_\_\_\_  
Secretary

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Corporate Seal  
(if required)

JUL 26 2005

Amount Paid \$ 0  
Skagit Co. Treasurer  
By [Signature] Deputy

CORPORATE ACKNOWLEDGEMENT:

STATE OF WASHINGTON )  
  )SS  
COUNTY OF SKAGIT                    )

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on the 13 day of August, 2003, personally appeared before me Dan Mitzet and N/A to me known to be the ~~President~~ and Secretary, respectively, of Nookachamps Hills LLC the municipal corporation that executed the within and foregoing instrument and acknowledged that the said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the official seal of said municipal corporation.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_, 2003.

Kelly T. Wynn  
Notary Public in and for the State of  
Washington, residing at MT Vernon WA.  
Appointment expires 8-1-07

Notary Public  
State of Washington  
KELLY T. WYNN  
MY COMMISSION EXPIRES  
AUGUST 1, 2007



200507260203  
Skagit County Auditor

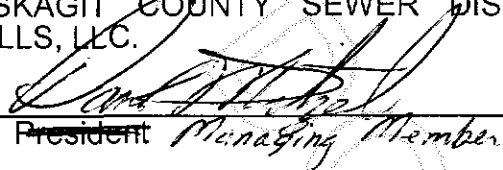
**CERTIFICATION OF COSTS OF CONSTRUCTION  
OF DEVELOPER EXTENSION CONVEYED TO  
SKAGIT COUNTY SEWER DISTRICT NO. 2**

The undersigned is the Developer of the Nookachamp Hills, Phase 2A Sewer Extension and have, pursuant to an agreement with Skagit County Sewer District No. 2 dated the 11th day of October, 2000, constructed certain sewer facilities which after connection to the sewer system of Skagit County Sewer District No. 2 are to be conveyed to the District by the Developer.

In accordance with the terms of the said Developer Extension Agreement between the undersigned and Skagit County Sewer District No. 2, the undersigned hereby certify that the costs of construction of the facility being conveyed to the District pursuant to said Developer Extension Agreement are as follows:

A. Engineering	\$12,885.00
B. Surveying	\$10,674.00
C. District Engineering (through 5/03)	\$14,289.32
D. District Administration (through 5/03)	\$2,721.11
E. Construction	\$274,760.64
F. Pending District Engineering (6/03 through closeout)	\$5,000.00
G. Pending District Administration (6/03 through closeout)	\$1,030.00
H. Miscellaneous-Recording Fees	\$150.00
<b>TOTAL COSTS OF CONSTRUCTION OF FACILITY</b>	<b>\$321,510.07</b>

CERTIFIED TO SKAGIT COUNTY SEWER DISTRICT NO. 2 BY  
NOOKACHAMP HILLS, LLC.

BY   
President *Managing Member*

BY \_\_\_\_\_  
Secretary



200507260203

Skagit County Auditor

7/26/2005 Page

3 of 13 2:49PM

Corporate Seal  
(if required)

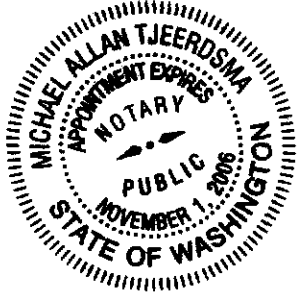
CORPORATE ACKNOWLEDGEMENT:

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss

I certify that I know or have satisfactory evidence that Don Mitchell signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the President of Nookachamp Hills, LLC, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 08/13/03

[Signature]  
NOTARY PUBLIC in and for the  
State of Washington.  
My commission expires 11/01/2006



200507260203  
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**EXHIBIT A  
FOR CONVEYANCE OF SEWER FACILITY  
SKAGIT COUNTY SEWER DISTRICT NO. 2  
NOOKACHAMP HILLS P.U.D., PHASE 2A DEVELOPER EXTENSION  
ON-FROM-TO**

**8-inch Sewer Main**

<u>APPROX. LENGTH</u>	<u>ON</u>	<u>FROM</u>	<u>TO</u>
217 feet	Nookachamp Hills Drive Right-of-Way	A point on the District's existing sewer main in the R.O.W. approximately 141 feet ± north and 192 feet ± east of the intersection of Nookachamp Hills Drive and Trout Drive in Section 25, Township 34 North, Range 4 East, W.M. (This point is existing MH 953-7).	A point 217 feet ± northeasterly in the R.O.W. approximately 228 feet ± north and 389 feet ± east of said intersection. (This point is MH 005-1).
142 feet	Nookachamp Hills Drive Right-of-Way	Manhole 005-1	A point 142 feet ± northeasterly in the R.O.W. approximately 241 feet ± north and 531 feet ± east of said intersection (This point is MH 005-2).
169 feet	Nookachamp Hills Drive Right-of-Way	Manhole 005-2	A point 169 feet ± southeasterly in the R.O.W. approximately 201 feet ± north and 695 feet ± east of said intersection (This point is MH 005-3).
163 feet	Nookachamp Hills Drive Right-of-Way and Sewer Easement (Future Nookachamp Hills Drive Right-of-Way)	Manhole 005-3	A point 163 feet ± southeasterly in the R.O.W. approximately 107 feet ± north and 828 feet ± east of said intersection (This point is MH 005-4).
350 feet	Sewer Easement (Future Nookachamp Hills Drive Right-of-Way)	Manhole 005-4	A point 350 feet ± southeasterly in the R.O.W. approximately 178 feet ± south and 1032 feet ± east of said intersection (This point is MH 005-5).



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ON-FROM-TO**

**8-inch Sewer Main**

<u>APPROX. LENGTH</u>	<u>ON</u>	<u>FROM</u>	<u>TO</u>
312 feet	Sewer Easement (Future Nookachamp Hills Drive Right-of-Way)	Manhole 005-5	A point 312 feet ± southeasterly in the R.O.W. approximately 401 feet ± south and 1249 feet ± east of said intersection (This point is MH 005-6).
188 feet	Sewer Easement (Future Nookachamp Hills Drive Right-of-Way)	Manhole 005-6	A point 188 feet ± southeasterly in the R.O.W. approximately 547 feet ± south and 1367 feet ± east of said intersection (This point is MH 005-7).
192 feet	Sewer Easement (Future Nookachamp Hills Drive Right-of-Way)	Manhole 005-7	A point 192 feet ± southeasterly in the R.O.W. approximately 705 feet ± south and 1476 feet ± east of said intersection (This point is MH 005-8).
157 feet	Sockeye Drive Right-of-Way	Manhole 005-3	A point 157 feet ± southwesterly in the R.O.W. approximately 52 feet ± north and 645 feet ± east of said intersection (This point is MH 005-9).
159 feet	Sockeye Drive Right-of-Way	Manhole 005-9	A point 159 feet ± southwesterly in the R.O.W. approximately 107 feet ± south and 637 feet ± east of said intersection (This point is MH 005-10).
176 feet	Sockeye Drive Right-of-Way	Manhole 005-10	A point 176 feet ± southeasterly in the R.O.W. approximately 275 feet ± south and 686 feet ± east of said intersection (This point is MH 005-11).



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ON-FROM-TO**

**8-inch Sewer Main**

<u>APPROX. LENGTH</u>	<u>ON</u>	<u>FROM</u>	<u>TO</u>
167 feet	Sockeye Drive Right-of-Way	Manhole 005-11	A point 167 feet ± southeasterly in the R.O.W. approximately 416 feet ± south and 776 feet ± east of said intersection (This point is MH 005-12).
326 feet	Sockeye Drive Right-of-Way	Manhole 005-12	A point 326 feet ± southeasterly in the R.O.W. approximately 656 feet ± south and 996 feet ± east of said intersection (This point is MH 005-13).
326 feet	Sockeye Drive Right-of-Way	Manhole 005-13	A point 326 feet ± southeasterly in the R.O.W. approximately 896 feet ± south and 1216 feet ± east of said intersection (This point is MH 005-14).
105 feet	Trout Drive Right-of-Way	Manhole 005-14	A point 105 feet ± southwesterly in the R.O.W. approximately 962 feet ± south and 1135 feet ± east of said intersection (This point is MH 005-16).
79 feet	Trout Drive Right-of-Way	Manhole 005-16	A point 79 feet ± northwesterly in the R.O.W. approximately 960 feet ± south and 1057 feet ± east of said intersection (This point is MH 005-17).
203 feet	River Rock Road Right-of- Way	Manhole 005-17	A point 203 feet ± southerly in the R.O.W. approximately 1162 feet ± south and 1053 feet ± east of said intersection (This point is MH 005-18).



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SKAGIT COUNTY SEWER DISTRICT NO. 2  
NOOKACHAMP HILLS P.U.D., PHASE 2A DEVELOPER EXTENSION  
ON-FROM-TO**

**8-inch Sewer Main**

<u>APPROX. LENGTH</u>	<u>ON</u>	<u>FROM</u>	<u>TO</u>
268 feet	River Rock Road Right-of- Way	Manhole 005-18	A point 268 feet ± southerly in the R.O.W. approximately 1430 feet ± south and 1049 feet ± east of said intersection (This point is MH 005-19).
129 feet	Copper River Court Right-of- Way	Manhole 005-11	A point 129 feet ± southwesterly in the R.O.W. approximately 329 feet ± south and 568 feet ± east of said intersection (This point is MH 005-15).
290 feet	Permanent Sewer Easement	Manhole 953-7	A point 290 feet ± northeasterly in an easement approximately 404 feet ± north and 316 feet ± east of said intersection (This point is MH 005-20).
399 feet	Permanent Sewer Easement	Manhole 005-20	A point 399 feet ± northeasterly in an easement approximately 614 feet ± north and 655 feet ± east of said intersection (This point is MH 005-21).
197 feet	Permanent Sewer Easement and Kamloops Court Right-of- Way	Manhole 005-21	A point 197 feet ± southeasterly in the R.O.W. approximately 457 feet ± north and 773 feet ± east of said intersection (This point is MH 005-22).
352 feet	Permanent Sewer Easement and Kamloops Court Right-of- Way	Manhole 005-22	A point 352 feet ± southeasterly in an easement approximately 192 feet ± north and 1005 feet ± east of said intersection (This point is MH 005-23).



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NOOKACHAMP HILLS P.U.D., PHASE 2A DEVELOPER EXTENSION  
ON-FROM-TO**

**8-inch Sewer Main**

APPROX.  
LENGTH  
119 feet

ON  
Kamloops Court  
Right-of-Way

FROM  
Manhole 005-22

TO  
A point 119 feet ±  
southwesterly in the R.O.W.  
approximately 391 feet ±  
north and 675 feet ± east of  
said intersection (This point  
is MH 005-24).



200507260203  
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ON-FROM-TO**

**6-inch Sewer Main**

<u>APPROX. LENGTH</u>	<u>ON</u>	<u>FROM</u>	<u>TO</u>
193 feet	Permanent Sewer Easement and Sewer Easement for Future Nookachamp Hills Drive Right-of-Way	Manhole 005-6	A point 193 feet ± southwesterly in an easement approximately 511 feet ± south and 1087 feet ± east of said intersection (This point is the termination of a 6-inch sewer at the property line).
188 feet	Permanent Sewer Easement and Sewer Easement for Future Nookachamp Hills Drive Right-of-Way	Manhole 005-7	A point 188 feet ± southwesterly in an easement approximately 654 feet ± south and 1212 feet ± east of said intersection (This point is the termination of a 6-inch sewer at the property line).
171 feet	Permanent Sewer Easement and Sewer Easement for Future Nookachamp Hills Drive Right-of-Way	Manhole 005-8	A point 171 feet ± southwesterly in an easement approximately 801 feet ± south and 1334 feet ± east of said intersection (This point is the termination of a 6-inch sewer at the property line).
186 feet	Permanent Sewer Easement and Sockeye Drive Right-of-Way	Manhole 005-10	A point 186 feet ± southwesterly in an easement approximately 203 feet ± south and 480 feet ± east of said intersection (This point is the termination of a 6-inch sewer at the property line).
130 feet	Permanent Sewer Easement and River Rock Road Right-of-Way	Manhole 005-18	A point 130 feet ± westerly in an easement approximately 1160 feet ± south and 925 feet ± east of said intersection (This point is the termination of a 6-inch sewer at the property line).



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ON-FROM-TO**

**6-inch Sewer Main**

<u>APPROX. LENGTH</u>	<u>ON</u>	<u>FROM</u>	<u>TO</u>
181 feet	Permanent Sewer Easement and Sockeye Drive Right-of-Way	A point on the sewer main in the R.O.W. approximately 764 feet ± south and 1093 feet ± east of said intersection (This point is a 6-inch tee on the sewer main).	A point 181 feet ± southwesterly in an easement approximately 885 feet ± south and 958 feet ± east of said intersection (This point is the termination of a 6-inch sewer at the property line).



200507260203  
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RESOLUTION NO. 385

A RESOLUTION of the Board of Commissioners of Skagit County Sewer District No. 2 accepting the Certifications of Costs of Construction of Developer Extension and the Conveyance of Sewer Facility from Dan Mitzel on behalf of the Nookachamp Hills Phase 2A Developer Extension #00-05.

Nookachamp Hills Phase 2A entered into a Developer Extension Agreement with Skagit County Sewer District No. 2 to construct certain sewer facilities required in order to provide sewer service to the Nookachamp Hills Phase 2A Developer Extension, #00-05.

The facilities provided for in the Developer Extension Agreement have been constructed and inspected in accordance with the terms of the Developer Extension Agreement and will be reviewed by District Engineers before final acceptance.

The Developer has provided a Certification of Costs of Construction of Developer Extension to be conveyed to Skagit County Sewer District No. 2, a copy of which is attached to this Resolution. That Certification of Costs has been signed by developer and indicates a total cost of \$321,510.07.

The Developer has also provided a Conveyance of Sewer Facilities, as is required by the District. The Conveyance has been executed by the developer, a copy of which is attached, relating to facilities including one (22) sanitary manholes, (#005-1 thru 005-22), and approximately 5,185 lineal feet of eight (8), and 1,049 lineal feet of six (6) inch pipe.

The Board of Commissioners of Skagit County Sewer District No. 2 based upon the recommendations of its District Manager and its Consulting Engineers, has determined that the Conveyance and Certification of Costs are in the appropriate form and meet the requirements of the District, Now, therefore,

BE IT RESOLVED by the Board of Commissioners of Skagit County Sewer District No. 2 that the Certification of Costs of Construction of Developer Extension #00-05, Nookachamp Hills Phase 2A, conveyed to Skagit County Sewer District No. 2, as prepared is approved.

BE IT FURTHER RESOLVED that the Conveyance of Sewer Facilities executed by Dan Mitzel for D/E #00-05 is in the form required by the District and has been executed by the developer and is approved by the Board of Commissioners.

BE IT FURTHER RESOLVED that the Board of Commissioners accepts the Conveyance of Sewer Facility and Certification of Costs and directs that those documents be appropriately filed in the District's record and, where appropriate, with the Auditor's Office in Skagit County, Washington.




200507260203  
Skagit County Auditor

ADOPTED by the Board of Commissioners of Skagit County Sewer District No. 2 on the 10<sup>th</sup> 19<sup>th</sup>  
day of ~~September~~, 2003.

July 5

SKAGIT COUNTY SEWER DISTRICT NO 2

  
Commissioner/President

  
Commissioner

ATTEST:

\_\_\_\_\_  
Secretary & Commissioner

I, the undersigned Secretary of the Board of Commissioners of Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington, certify that the forgoing is a true and correct copy of Resolution 370, duly adopted by the Board at a regular meeting held this 10<sup>th</sup> day of September, 2003.

  
Secretary and Commissioner



200507260203  
Skagit County Auditor