

When recorded return to:  
Paul Rutter  
P.O. Box 1325  
Mount Vernon, WA 98273



201106300069  
Skagit County Auditor

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Recorded at the request of:

File Number: 101910

**Statutory Warranty Deed**

101910  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Hansell Mitzel, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul Rutter, a married man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 114, "NOOKACHAMP HILLS PUD, PHASE IIB"

Tax Parcel Number(s): P123207, 4868-000-114-0000

Lot 114, "NOOKACHAMP HILLS PUD, PHASE IIB", as per plat recorded August 23, 2005, under Skagit County Auditor's File No. 200508230082, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 6-28-11

Hansell Mitzel Homes, LLC

*[Signature]*  
By: Dan Mitzel, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 1945

JUN 30 2011

Amount Paid \$ 5985.80

Skagit Co. Treasurer  
By *[Signature]* Deputy

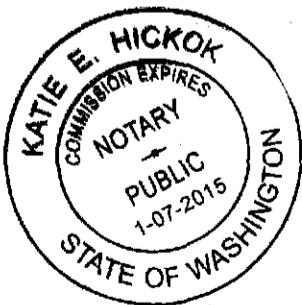
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dan Mitzel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Hansell Mitzel Homes LLC free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-28-11

*[Signature]*

**Katie Hickok**  
Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1/07/2015



**Exhibit A**  
**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit Valley Telephone Company  
Dated: Undisclosed  
Recorded: September 21, 1967  
Auditor's No: 704645  
Purpose: Telephone lines  
Area Affected: Southeast 1/4 of Section 25, Township 34 North, Range 4 East, W.M., and West 1/2 of Section 30, Township 34 North, Range 5 East, W.M.

**B. 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:

1.) The right to maintain, repair, inspect and otherwise use his existing septic tank on the subject property and, if necessary, to replace said septic tank by installing a new septic tank on the subject property:

The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed; and

3.) The right to use any and all roadways on the subject property for ingress and egress to the property owned by David G. McIntyre, which is located in Skagit County, Washington, in Section 30, Township 34 North, Range 5 East, W.M.

**C. 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.**

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County, Washington  
Dated: June 8, 1990  
Recorded: September 13, 1990  
Auditor's No: 9009130081  
Purpose: Water pipe lines, etc.  
Area Affected: 60 foot wide strip of land in South 1/2 of Section 25 and in the Northeast 1/4 of Section 36, all in Township 34 North, Range 4 East.



E. RESERVATIONS CONTAINED IN DEED

Executed by: Union Lumber Company  
Recorded: November 11, 1909  
Auditor's No: 76334  
As Follows:

Minerals and rights of entry. Said mineral rights are now vested of record in Skagit County.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Nookachamp Hills LLC  
And: Skagit County Sewer District No. 2  
Recorded: May 18, 2004  
Auditor's No.: 200405180073  
Regarding: Conditions and fees for connecting to sewer system

G. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Nookachamp Hills PUD Phase IIB  
Recorded: August 23, 2005  
Auditor's No.: 200508230082

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 13, 1998  
Recorded: November 2, 1998  
Auditor's No: 9811020155  
Executed By: Nookachamp Hills, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 8, 2005 and December 27, 2008  
Recorded: August 23, 2005 and December 31, 2008  
Auditor's Nos.: 200508230083 and 200812310104



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I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.  
Dated: February 22, 2005  
Recorded: March 1, 2005  
Auditor's No.: 200503010069  
Purpose: Right to enter said premises to operate, maintain, 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.  
Affects: Entire Plat

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

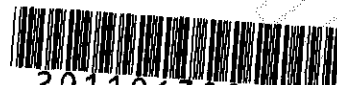
J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2  
Dated: June 21, 2005  
Recorded: September 16, 2005  
Auditor's No.: 200509160140  
Purpose: Sewer mains  
Area Affected: All roads and various strips of land as described in said document and as shown on the face of the plat.

K. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 23, 2005  
Auditor's No.: 200508230084

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



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