

When recorded return to:
Scott Ganhs and Sharleen Ganhs
17109 Trout Dr
Mt Vernon WA 98214



Skagit County Auditor \$74.00
9/3/2013 Page 1 of 3 3:51PM

Recorded at the request of:
File Number: 106458

Statutory Warranty Deed 106458
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Twila Renee Ravnik, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Scott Ganhs and Sharleen Ganhs, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 45 Nookachamp Hill PUD No. 1

Tax Parcel Number(s): P113886, 4722-000-045-0000

Lot 45, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 1," as per plat recorded in Volume 17 of Plats, pages 26 through 31, inclusive, 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 described in Exhibit "A" attached hereto

Dated August 28 2013

Renee Ravnik

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133588
SEP 03 2013

Amount Paid \$ 6,341.80
Skagit Co. Treasurer
By Manc Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Renee Ravnik, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-30-13

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2015

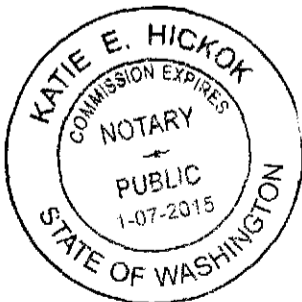


Exhibit A

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. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STTID 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

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: Trout Drive; Access Road; Lot 59 and Tract "C"

E. 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"

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



F. 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.

G. 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:

Declaration Dated: February 3, 2004
Recorded: April 28, 2004
Auditor's No.: 200404280064

Declaration Dated: August 8, 2005, not disclosed and December 22, 2008
Recorded: August 23, 2005, July 24, 2008 and December 31, 2008
Auditor's No.: 200508230083, 200807240091 and 200812310104

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

Plat/Subdivision Name: Nookachamp Hills Planned Unit Development Phase I
Recorded: November 2, 1998
Auditor's No: 9811020154

I. 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 Portions of the subject plat
Area Affected:

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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