



When recorded return to:
Mons Hoyrup and Patricia Hoyrup
24174 Nookachamp Hills Drive
Mount Vernon, WA 98274

Skagit County Auditor \$78.00
6/17/2015 Page 1 of 5 3:16PM

Recorded at the request of:
Guardian Northwest Title
File Number: 109434

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

109434

THE GRANTOR Fullwiler Construction, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mons Hoyrup and Patricia Hoyrup, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 180 Nookachamp Hills PUD Phases 3 & 4

Tax Parcel Number(s): P127733, 4963-000-180-0000

Lot 180, NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870, according to the plat thereof recorded under Auditor's File No. 200807240089, 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 6-15-15

Fullwiler Construction, Inc.
Jerry Fullwiler
By: Jerry Fullwiler, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2249
JUN 17 2015

Amount Paid \$ 7036.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jerry Fullwiler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Authorized Agent of Fullwiler Construction, Inc, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-16-15

Katie Hickok

Katie Hickok
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 1/07/2019

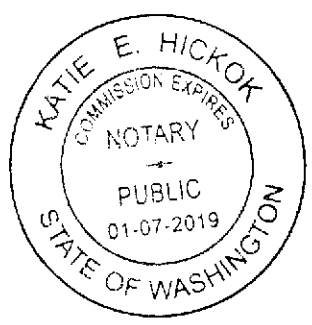


EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Skagit Valley Telephone Company
Recorded: September 21, 1967
Auditor's No.: 704645
Purpose: Telephone lines
Area Affected: The Southeast ¼ of Section 25, Township 34 North, Range 4 East, W.M., and West ½ of Section 30, Township 34 North, Range 5 East, W.M.

B. DELETED

C. DELETED

D. RESERVATION CONTAINED IN DEED

Executed by: Union Lumber Company
Recorded: November 11, 1909
Auditor's No.: 76334
As Follows: Minerals and right of entry. Said mineral rights are now vested of record in Skagit County.

E. DELETED

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: March 22, 1929
Recorded: March 22, 1929
Auditor's No.: 221300
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

Area Affected:

Commencing at a point on the East line of the Mount Vernon and Big Lake Road 450 feet North of the South line of the Southeast ¼ of the Southwest ¼ of Section 25, Township 34 North, Range 4 East, W.M.; thence run East along the North line of a private road running through said described 40 and also through the Southwest ¼ of the Southeast ¼ of said Section, Township and Range for a distance of about 1400 feet, said line and easement so given is to hereafter be surveyed, staked and laid out and when so staked and laid out and poles and lines erected thereon the same shall be the easement hereby intended to be conveyed.

G. DELETED

H. 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 Auditor's File No. 8310310059.

I. DELETED

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 easement
Area Affected: Many strips of land

K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Nookachamp Hills LLC
Dated: April 5, 2006
Recorded: May 18, 2006
Auditor's No.: 200605180169
Regarding: Sewer lines

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Nookachamp Hills LLC, a limited liability company of the State of Washington and Nookachamp Hills Homeowners Association, a nonprofit association in the State of Washington
And: Skagit County Sewer District No. 2, a Municipal Corporation of the State of Washington
Dated: September 19, 2006
Recorded: October 6, 2006
Auditor's No.: 200610060124
Regarding: Bridge Agreement

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Island Construction, Inc., a Washington corporation
And: Nookachamp Hills, LLC, a Washington limited liability company; Daniel Mitzel, an individual and Paul Rutter, an individual
Dated: August 11, 2006
Recorded: February 14, 2007
Auditor's No.: 200702140164
Regarding: Development and access agreement

N. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: May 31, 2007
Recorded: June 11, 2007
Auditor's No.: 200706110187
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of the subject property

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

Plat/Subdivision Name: Nookachamp Hills PUD Phases 3 and 4, PL07-0870
Recorded: July 24, 2008
Auditor's No.: 200807240089

P. 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
Recorded: August 23, 2005, July 24, 2008 and December 31, 2008
Auditor's No.: 200508230083, 200807240091 and 200812310104

Q. 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: July 24, 2008
Auditor's No.: 200807240090
Affects: Lots 162 through 252

R. Any tax, fee, assessments or charges as may be levied by Nookachamp Hills PUD Homeowners Association.

S. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 15, 2013
Auditor's No.: 201311150073
Regarding: Waiver of 200 foot Setback

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.