

When recorded return to:  
William Tomer and Shanna Tomer  
17194 Coho Court  
Mount Vernon, WA 98273



201509110071

Skagit County Auditor \$77.00  
9/11/2015 Page 1 of 6 1:50PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245376060

**CHICAGO TITLE**  
**620024186 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert C. Peacock and Juanita J. Peacock , husband and wife and Colleen W. Wilcox , as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to William Tomer and Shanna Tomer , husband and wife

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

Lot 18, Nookachamp Hills Planned Unit Development, Phase 1," according to the plat thereof, recorded in Volume 17 of Plats, Pages 26 through 31, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P113858, 4722-000-018-000

Subject to:

See Exhibit "A" attached hereto and by this reference made a part hereof.

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20153685  
SEP 11 2015

Amount Paid \$ 7,303.00

Skagit Co. Treasurer

By *WJ*

Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 4, 2015

Robert C. Peacock  
Robert C. Peacock

Juanita J. Peacock  
Juanita J. Peacock

Colleen W. Wilcox  
Colleen W. Wilcox

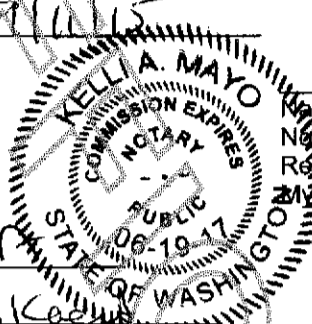
STATUTORY WARRANTY DEED  
(continued)

State of WA

County of S King

I certify that I know or have satisfactory evidence that Robert C. Peacock and Juanita J. Peacock are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/11/15



Name: Kellia Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/17

State of WA

County of S King

I certify that I know or have satisfactory evidence that Colleen W. Wilcox is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/11/15



Name: Kellia Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/17

UNRECORDED DOCUMENT

**Statutory Warranty Deed  
(continued)  
EXHIBIT "A"**

**Order No.:** 245376060  
**Title No.:** 620024186

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT PHASE I:

Recording No: 9811020154

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 5, 1919  
Auditor's No(s): 80143, records of Skagit County, Washington  
In favor of: Duncan McKay  
For: Road purposes  
Affects: A portion of the subject property

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 13, 1990  
Auditor's No(s): 9009130081, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Water pipe lines, etc.  
Affects: 60 foot wide strip of land in the South Half of Section 25 and in the Northeast Quarter of Section 36, all in Township 34 North, Range 4 East of the Willamette Meridian.

4. 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:

- A. 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.
- B. The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed.
- C. 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 of the Willamette Meridian.

5. 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, records of Skagit County, Washington.

**Statutory Warranty Deed  
(continued)  
EXHIBIT "A"**

**Order No.:** 245376060  
**Title No.:** 620024186

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 Auditor's File No. 8310310059, records of Skagit County, Washington.
7. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: November 11, 1909  
Auditor's No(s): 76334, records of Skagit County, Washington  
Executed By: Union Lumber Company  
As Follows: Minerals and rights of entry. Said mineral rights are now vested of record in Skagit County.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County Sewer District No. 2  
Purpose: Sewer mains and the necessary appurtenances  
Recording Date: April 12, 1999  
Recording No.: 9904120146  
Affects: Portion of said premises and other property
9. Terms and conditions contained in the document entitled Conveyance of Sewer Facility;  
Recording Date: April 12, 1999  
Recording No.: 9904120148
10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: November 2, 1998  
Auditor's No(s): 9811020155, records of Skagit County, Washington  
Executed By: Nookachamp Hills LLC, a Washington Limited Liability Company  
  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: December 31, 2008  
Recording No.: 200812310104
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 2, 1998  
Auditor's No(s): 9811020155, records of Skagit County, Washington  
Imposed By: Nookachamp Hills LLC, a Washington Limited Liability Company

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

The following is part of the Purchase and Sale Agreement dated August 8, 2015

between Shanaa Tomer Buyer William Tomer Buyer ("Buyer")  
and Robert & Juanita Peacock Seller Colleen Wilcox Seller ("Seller")  
concerning 17194 Cobb Court Address Mount Vernon City WA State 09274 Zip (the "Property")

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

[Signature] 9/10/15  
Buyer Date

[Signature] 9/10/15  
Buyer Date

Juanita Peacock 8-9-15  
Seller Date

Robert C. Peacock 8-9-15  
Seller Date

Colleen Wilcox 8-9-15  
Seller Date