

When recorded return to:
Robert B Cuthbertson and Diane L Cuthbertson
23885 Nookachamp Hills Drive
Mount Vernon, WA 98273



201608310016

Skagit County Auditor \$77.00
8/31/2016 Page 1 of 5 9:18AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027859

CHICAGO TITLE
620027859 STATUTORY WARRANTY DEED

THE GRANTOR(S) Megan D. Anderson. and Rodney Anderson , wife and husband
for and in consideration of Ten And No/100-Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Robert B Cuthbertson and Diane L Cuthbertson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 120, "PLAT OF NOOKACHAMP HILLS PUD PHASE IIB," as recorded on August 23, 2005,
under Auditor's File No. 200508230082, records of Skagit County, Washington.

Situate in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above)

Tax Parcel Number(s): P123213 / 4868-000-120-0000

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 30, 2016

Megan D. Anderson

Rodney Anderson

20163843
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 31 2016

Amount Paid \$ 8460.65
By Skagit Co. Treasurer
NF Deputy

STATUTORY WARRANTY DEED

(continued)

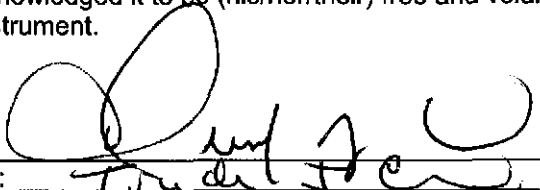
State of Wash

county of Skagit

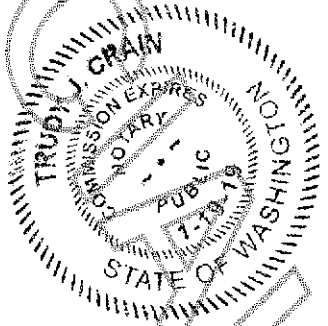
I certify that I know or have satisfactory evidence that

Megan D. Anderson + Rodney Anderson
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-30-16



Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: Wash
My appointment expires: 1-19-19



UNRECORDED
ORIGINAL DOCUMENT

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 21, 1967
Auditor's No(s): 704645, records of Skagit County, Washington
In favor of: Skagit Valley Telephone Company
For: Telephone lines
Affects: Southeast Quarter of Section 25, Township 34 North, Range 4 East of the
Willamette Meridian and the West Half of Section 30, Township 34 North,
Range 5 East of the Willamette Meridian

2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Dated: July 25, 1979
Recorded: August 31, 1979
Auditor's No(s): 7908310024, records of Skagit County, Washington
Executed By: Walking Circle M., Inc. to MV Associates
As Follows:

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for:

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.

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.

3. 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.

4. Easement, including the terms and conditions thereof, disclosed 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
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

5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: November 11, 1909
Auditor's No.: 76334, records of Skagit County, Washington
Executed By: Union Lumber Company

6. Agreement, including the terms and conditions thereof; entered into;
By: Nookachamp Hills LLC
And Between: Skagit County Sewer District No. 2
Recorded: May 18, 2005
Auditor's No. 200405180073, records of Skagit County, Washington
Providing: Conditions and fees for connecting to sewer system

EXHIBIT "A"

Exceptions (continued)

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 1, 2005
Auditor's No(s): 200503010069, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All road and 15 foot strips adjoining all roads
8. 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 PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 2B:

Recording No: 200508230082
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: November 2, 1998
Auditor's No(s): 9811020155, records of Skagit County, Washington
Executed By: Nookachamp Hills, LLC

AMENDED by instrument(s):
Recorded: August 23, 2005 and December 31, 2008
Auditor's No(s): 200508230083 and 200812310104, records of Skagit County, Washington
10. Agreement, including the terms and conditions thereof, entered into;
By: Nookachamp Hills LLC
And Between: Skagit County Sewer District
Recorded: November 18, 1997 and May 18, 2004
Auditor's No. 9711180087 and 200405180073, records of Skagit County, Washington
Providing: Developer Extension Agreement
11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 16, 2005
Auditor's No(s): 200509160140, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer
Affects: All roads and various strips of land as described in said document and as shown on the face of the plat
12. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services - Plat Lot of Record Certification;
Recorded: August 23, 2005
Auditor's No(s): 200508230084, records of Skagit County, Washington
13. Designation Re "Participating Builder for Nookachamp Hills Planned Unit Development including the terms, covenants and provisions thereof

Recording Date: September 15, 2015
Recording No.: 201509150041
15. City, county or local improvement district assessments, if any.

EXHIBIT "A"

**Exceptions
(continued)**

16. Dues, charges and assessments, if any, levied by Nookachamp Hills PUD Homeowners Association.
17. Liability to future assessments, if any, levied by Skagit County Sewer District No. 2.