

When recorded return to:
Ron M Kubat and Alexis L Cline
PO Box 455
Sedro Woolley, WA 98284



Skagit County Auditor 7/14/2017 Page 1 of 6 2:51PM \$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

Escrow No.: 620031511

STATUTORY WARRANTY DEED

THE GRANTOR(S) James M Sehorn and Deborah D Sehorn, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Ron M Kubat and Alexis L Cline, a married couple

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

Lot 55, "Nookachamp Hills Planned Unit Development, Phase I", as filed in Volume 17 of plats, pages 26-31, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P113896 / 4722-000-055-0000,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173236

JUL 14 2017

Amount Paid \$ 7098.30
Skagit Co. Treasurer
By *TTB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 6, 2017


James M Sehorn


Deborah D Sehorn

STATUTORY WARRANTY DEED
(continued)

State of Idaho
County of Ada

I certify that I know or have satisfactory evidence that James M. Schorn and Deborah D. Schorn
~~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: 8th July 2017

Christine Ballantyne
Name: Christine Ballantyne
Notary Public in and for the State of Idaho
Residing at: Meridian, Idaho
My appointment expires: 2-3-2021

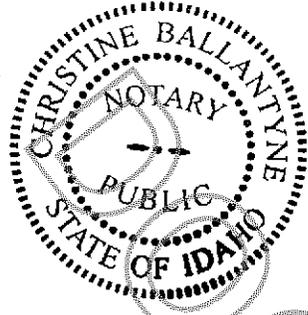


EXHIBIT "A"
Exceptions

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, 1910
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.

EXHIBIT "A"

Exceptions
(continued)

5. Covenants, conditions, easements and restrictions, contained in the following instrument:
Regarding: Preliminary plat approval
Recording Date: October 13, 1997
Recording No.: 9710130073
6. 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.
7. 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.
8. 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, 1999
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.
9. 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
10. Terms and conditions contained in the document entitled Conveyance of Sewer Facility;
Recording Date: April 12, 1999
Recording No.: 9904120148
11. 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

EXHIBIT "A"

Exceptions
(continued)

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: April 28, 2004, October 28, 2004, December 31, 2008 and September 15, 2015

Recording No.: 200404280064, 200410280240, 200812310104 and 201509150041

12. 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

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress and egress

Recording Date: July 31, 2001

Recording No.: 200107310225

Affects: Portion of said premises

14. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: Ingress, egress and utilities

Recording Date: February 10, 2004

Recording No.: 200402100040

Reference is hereby made to said document for full particulars.

15. Skagit County Right to Farm Disclosure;

Recording Date: August 26, 2004

Recording No.: 200408260059

16. City, county or local improvement district assessments, if any.

17. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.

18. Assessments, if any, levied by Skagit County Sewer District.