

**When recorded return to:**  
Beau Montgomery and Monica Montgomery  
24283 Nookachamp Hills Drive  
Mount Vernon, WA 98274



Skagit County Auditor \$80.00  
11/17/2017 Page 1 of 7 1:58PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
*020032301*

Escrow No.: 620032301

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) BYK Construction, Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Beau Montgomery and Monica Montgomery, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 209, 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.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P127762 / 4963-000-209-000**0**

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20175409*  
NOV 17 2017

Amount Paid \$*9332.20*  
Skagit Co. Treasurer  
By *M/m* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 14, 2017

BYK Construction, Inc.

BY: [Signature]  
Paul Woodmansee  
President

BY: [Signature]  
Tim Woodmansee  
Vice President

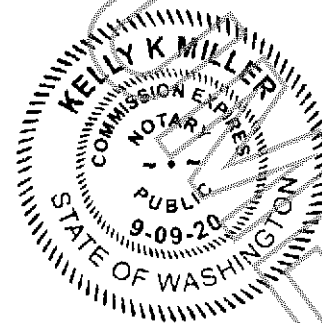
BY: [Signature]  
Leann Woodmansee  
Treasurer

BY: [Signature]  
Alexandria Woodmansee  
Secretary

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul Woodmansee, Tim Woodmansee, Leann Woodmansee and Alexandria Woodmansee are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as President, Vice President, Treasurer and Secretary, respectively, of BYK Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-16-17  
[Signature]  
Name: Kelly R. Miller  
Notary Public in and for the State of WA  
Residing at: Mount Vernon  
My appointment expires: 9-9-2020



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit Valley Telephone Company  
Purpose: Telephone lines  
Recording Date: September 21, 1967  
Recording No.: 704645  
Affects: A portion of said plat

2. 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; and

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, W.M.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Many nearby parcels of land  
Purpose: Ingress, egress, drainage and utilities  
Recording Date: December 10, 1982  
Recording No.: 8212100052  
Affects:

An easement lying within the Southeast ¼ of Section 24, and all of Section 25, Township 34 North, Range 5 East, W.M., in Skagit County, Washington, for the purpose of ingress, egress, drainage and utilities over, under and across a strip of land 60.00 feet in width, having 30.00 feet of such width lying on each side of a centerline described on this easement document.

## EXHIBIT "A"

### Exceptions (continued)

4. 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.
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Co.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: July 19, 1950  
Recording No.: 448498 and 448495  
Affects: Portion of said plat
  
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Co.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 22, 1929  
Recording No.: 221300  
Affects: Portion of said plat
  
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Duncan McKay  
Purpose: Road purposes  
Recording Date: July 5, 1910  
Recording No.: 80143  
Affects: A portion of said plat
  
8. 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.
  
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**EXHIBIT "A"**

Exceptions  
(continued)

- Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Water pipe lines etc  
Recording Date: September 13, 1990  
Recording No.: 9009130081  
Affects: A portion of said plat
10. 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 lines  
Recording Date: September 16, 2005  
Recording No.: 200509160140  
Affects: A portion of said plat
11. Agreement and the terms and conditions 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
12. Agreement, and the terms and conditions 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
13. Agreement and the terms and conditions 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

**EXHIBIT "A"**

Exceptions  
(continued)

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: June 11, 2007  
Recording No.: 200706110187  
Affects: A portion of said plat

15. 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 PUD PHASES 3 AND 4, PL07-0870:

Recording No: 200807240089

16. 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; December 31, 2008 and July 24, 2008  
Auditor's No(s): 200508230083; 200812310104, 200807240091, and 201509150041 records of Skagit County, Washington

17. Lot Certification and the terms and conditions thereof

Recording Date: July 24, 2008  
Recording No.: 200807240090  
Affect: Lots 162-252

18. Assessment by the Public Utility District No. 1 of Skagit County, as disclosed by the following recorded document:

Recording Date: May 18, 1992  
Recording No.: 9205180106

**EXHIBIT "A"**

Exceptions  
(continued)

Local Utility District (LUD) No. 12

19. Assessments, if any, levied by Skagit County Sewer District No. 2.
20. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.
21. City, county or local improvement district assessments, if any.