

**When recorded return to:**  
Scott R. Stalcup and Chelsea A. Stalcup  
17125 Sockeye Drive  
Mount Vernon, WA 98274



201803160135

Skagit County Auditor \$79.00  
3/16/2018 Page 1 of 6 1:56PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033517

**CHICAGO TITLE**  
**620033517**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John J. Bermani and Elizabeth G. Bermani, 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 Scott R. Stalcup and Chelsea A. Stalcup, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 101, NOOKACHAMP HILLS PUD, PHASE IIA, according to the plat thereof recorded  
September 15, 2003, under Auditor's File No. 200309150157, records of Skagit County,  
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120781 / 4821-000-101-0000

Subject to:



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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 1044  
MAR 16 2018

Amount Paid \$ 7,303.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)


Dated: March 6, 2018

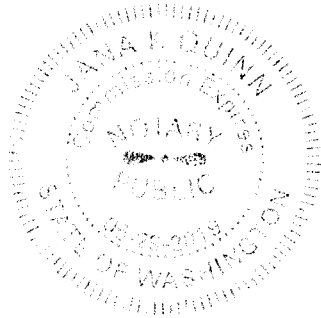
  
\_\_\_\_\_  
John J. Bermani  
  
\_\_\_\_\_  
Elizabeth G. Bermani

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that John J. Bermani and Elizabeth G. Bermani 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: March 14, 2018

  
\_\_\_\_\_  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019



**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: the right, privilege and authority to construct, reconstruct or other signal or communication circuits, consisting of such underground conduits, cables, manholes, poles and other markers, fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the following described property and the roads, streets or highways thereto adjoining.  
Affects: Southeast Quarter of 25-34-04 and other property
2. 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: the perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described lands and premises  
Affects: Strips of land 60' in width in the Southwest Half of the Southeast Quarter of Section 25 and the North Half of the Northeast Quarter of Section 36 Township 34 North, Range 4 East of the Willamette Meridian
3. 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.
4. Stipulation contained in Deed executed by Walking Circle M., Inc., to MV Association dated July 25, 1979, recorded August 31, 1979 under Auditor's File No. 7908310024, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 10, 1982  
Auditor's No(s): 8212100052, records of Skagit County, Washington  
In favor of: Present and Future owners of the following described property: Portions of Sections 13, 19, 24, 25, 30, 31 and 36 of Township 34 North, Range 4 East of the

## EXHIBIT "A"

### Exceptions (continued)

- Willamette Meridian  
For: Ingress, egress, drainage and utilities
6. Matters related to annexing a portion of the subject property onto Skagit County Sewer District No. 2, as disclosed by documents 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. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 11, 1979  
Auditor's No(s): 7912110003, 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: The North Half of the Northeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying East of the County Road
9. Easement, including the terms and conditions thereof, granted by instrument;  
Dated: June 8, 1990  
Recorded: September 13, 1990  
Auditor's No.: 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
10. Agreement, including the terms and conditions thereof; entered into,  
By: Nookachamp Hills L.L.C.  
And Between: Skagit County Sewer District  
Auditor's No. 9711180087, 200011290046 and 200208150099, records of Skagit County, Washington  
Providing: Developer Extension Agreement  
Affects: Said premises and other property
11. Easement, including the terms and conditions thereof, granted by instrument;  
Auditor's No.: 200304070122 and 200307150203, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted,

## EXHIBIT "A"

### Exceptions (continued)

and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A Strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

12. Agreement, including the terms and conditions thereof; entered into;  
By: Dan Mitzel/Nookachamp Hills Phase 2A  
And Between: Skagit County Sewer District No. 2  
Recorded: February 12, 2004  
Auditor's No. 200402120196, records of Skagit County, Washington
13. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 12, 2004  
Auditor's No(s): 200402120195, records of Skagit County, Washington  
In favor of: Sewer main with necessary appurtenances  
For: Various portion of said plat
14. 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 PHASE IIA:  
  
Recording No: 200309150157
15. Covenants, conditions, restrictions and easements contained in declaration 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.: 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: August 23, 2005 and December 31, 2008  
Recording No.: 200508230083 and 200812310104

Declarant's change of address;

**EXHIBIT "A"**

Exceptions  
(continued)

- Recorded: April 28, 2004; October 28, 2004  
Auditor's File No.: 200404280064; 200410280240, records of Skagit County, Washington
16. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: November 2, 1998  
Auditor's No.: 9811020155, records of Skagit County, Washington  
Imposed By: Nookachamp Hills LLC, a Washington Limited Liability Company
- Declarant's change of address;  
Recorded: April 28, 2004; October 28, 2004  
Auditor's File No.: 200404280064; 200410280240, records of Skagit County, Washington
17. Assessment by Public Utility District No. 1 of Skagit County, State of Washington, as disclosed by the following instrument;  
  
Recording Date: May 18, 1992  
Recording No.: 9205180106  
Local Utility District (LUD) No.: 12
18. Terms, conditions, and restrictions of that instrument entitled Conveyance of Sewer Facility;  
Recorded: July 26, 2005  
Auditor's No(s): 200507260203, records of Skagit County, Washington
19. City, county or local improvement district assessments, if any.
20. Assessments, if any, levied by Skagit County Sewer District No. 2.
21. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.