

When recorded return to:  
Bryon J Mengle and Shawna L Mengle  
17166 Trout Drive  
Mount Vernon, WA 98274

**201806290167**  
06/29/2018 03:30 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115962

**Statutory Warranty Deed**

<sup>115962</sup>  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Herbert G. Geeslin and Laurie A. Geeslin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bryon J. Mengle and Shawna L. Mengle, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 92, Nookachamp Hills PUD Phase IIA

Tax Parcel Number(s): P120772, 4821-000-092-0000

Lot 92, "NOOKACHAMP HILLS PUD, PHASE IIA", as per Plat recorded September 15, 2003 under Skagit County Auditor's File No. 200309150157.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 6/28/2018  
Herbert Geeslin  
Herbert Geeslin

Laurie Geeslin  
Laurie Geeslin

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2873  
JUN 29 2018

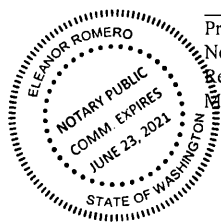
Amount Paid \$ 7828.10  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Herbert Geeslin and Laurie Geeslin, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6/29/18

Eleanor Romero  
Printed Name: Katie Hickok Eleanor Romero  
Notary Public in and for the State of Washington  
residing at Mt. Vernon  
My appointment expires: 1/07/2019 6/23/2018 2021



**Exhibit A****EXCEPTIONS:****A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit Valley Telephone Company  
 Dated: Undisclosed  
 Recorded: September 21, 1967  
 Auditor's No: 704645  
 Purpose: Telephone lines  
 Area Affected: Southeast 1/4 of Section 25, Township 34 North, Range 4 East, W.M., and West 1/2 of Section 30, Township 34 North, Range 5 East, W.M.

**B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:**

For: Ingress, egress, drainage and utilities  
 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, W.M.,

Recorded: December 10, 1982  
 Auditor's No.: 8212100052  
 Affects: Otter Pond Drive, Tract "A", and other property

**C.** 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.

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County, Washington  
 Dated: June 8, 1990  
 Recorded: September 13, 1990  
 Auditor's No: 9009130081  
 Purpose: Water pipe lines, etc.  
 Area Affected: Trout Drive; Access Road; Lot 59 and Tract "C"

**E.** 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.

**F.** Terms and conditions of Developer Extension Agreements between Skagit County Sewer District No. 2, and Nookachamp Hills L.L.C., recorded August 15, 2002 under Auditor's File No. 200208150099. (Affects Phase I and a Westerly portion of the subject property).

## G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
 Dated: April 1, 2003  
 Recorded: April 7, 2003  
 Auditor's No: 200304070122  
 Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."  
 Area Affected:

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

## H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
 Dated: July 3, 2003  
 Recorded: July 15, 2003  
 Auditor's No: 200307150203  
 Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
 Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed with the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 15 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.

## I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT:

Plat No.: Nookachamp Hills PUD Phase IIA  
 Recorded: September 15, 2003  
 Auditor's No: 200309150157

## J. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 13, 1998  
 Recorded: November 2, 1998  
 Auditor's No: 9811020155

Executed By: Nookachamp Hills, LLC

Said covenants were amended to add Phase IIA by Plat recorded under Auditor's File Nos. 200309150157 and 200807240091.

A change of address for Nookachamp Hills PUD Homeowner's Association was recorded April 28, 2004 under Auditor's File No. 200404280064.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 8, 2005, undisclosed and December 22, 2008  
 Recorded: August 23, 2005, February 24, 2008 and December 31, 2008  
 Auditor's Nos.: 200508230083, 200807240091, 200812310104 and 201509150041

K. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2  
 And: Dan Mitzel / Nookachamp Hills Phase 2A  
 Dated: December 3, 2003  
 Recorded: February 12, 2004  
 Auditor's No: 200402120196  
 Regarding: Construction of a sewage collection system on property

L. Declaration of Nookachamp Hills Planned Unit Development (Homeowners Association), recorded April 28, 2004, under Skagit County Auditor's File No. 200404280064, providing change of address information for purposes of notice, as follows:

Nookachamp Hills Homeowners Association  
 c/o Mitzel & Associates, LLC  
 1369 Pacific Drive  
 Burlington, WA 98233

Telephone: (360) 404-2050

Fax: (360) 404-2055

M. Easement and Agreement, dated November 26, 2003, recorded February 12, 2004 under Skagit County Auditor's File No. 200402120195, terms and provisions therein:

Party (1<sup>st</sup>): Skagit County Sewer District No. 2  
 Party (2<sup>nd</sup>): Nookachamp Hills LLC

N. Any tax, fee, assessments or charges as may be levied by Nookachamp Hills PUD Homeowner's Association.