


When recorded return to:
Sean Petersen
23798 Copper River Court
Mount Vernon, WA 98274


201808230063
08/23/2018 03:33 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245405210

CHICAGO TITLE
620035704

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert M. Hoogendam and Tracy M. Hoogendam, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Sean Petersen, a married man as his sole and separate estate

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

For APN/Parcel ID(s): P120761/ 4821-000-081-0000

Lot 81, 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): P120761,

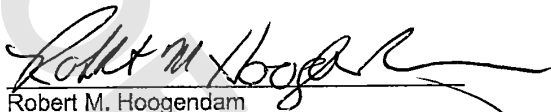
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

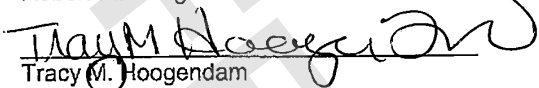
201808230063
AUG 23 2018

Amount Paid \$ **104.00**
Skagit Co. Treasurer
By **ma** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2018

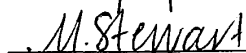

Robert M. Hoogendam

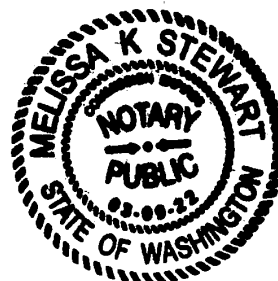

Tracy M. Hoogendam

State of WASHINGTON
County of Spokane

I certify that I know or have satisfactory evidence that Robert M. Hoogendam and Tracy M. Hoogendam 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: 8/13/18


Name: Melissa Stewart
Notary Public in and for the State of Washington
Residing at: Spokane
My appointment expires: 3-9-22



SPECIAL 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

STATUTORY WARRANTY DEED
(continued)

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 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

STATUTORY WARRANTY DEED

(continued)

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, 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

STATUTORY WARRANTY DEED

(continued)

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;

Recorded: April 28, 2004; October 28, 2004

STATUTORY WARRANTY DEED
(continued)

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. 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