



201811090107

11/09/2018 02:29 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Elizabeth M. Luvera and Michael D. Harry
17194 Coho Court
Mt. Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 116484

Statutory Warranty Deed 116484
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS William Tomer and Shanna Tomer, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Elizabeth M. Luvera and Michael D. Harry, both unmarried persons the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 18, Nookachamp Hills PUD 1

Tax Parcel Number(s): P113858, 4722-000-018-0000

Lot 18, Nookachamp Hills Planned Unit Development, Phase 1, according to the plat thereof, recorded in Volume 17 of Plats, Pages 26 through 31, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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 11/6/18

William Tomer

Shanna Tomer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184968
NOV 09 2018

Amount Paid \$9492.40
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William Tomer and Shanna Tomer, 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: 11-6-18



Eleanor Romero
Printed Name: ~~Katie Hickok~~ Eleanor Romero
Notary Public in and for the State of Washington
Residing at mt. vernon
My appointment expires: 11/07/2019 6/23/2021

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. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: December 6, 1979
 Recorded: December 11, 1979
 Auditor's No: 7912110003
 Purpose: Right to enter said premises to operate, maintain and repair

underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location: The Westerly 10 feet of the Northerly, approximate 513 feet lying parallel and adjacent to said SR-9 of Parcel "C"

F. Terms and/or conditions of Finding of Fact, Entry of Order, regarding plat approval for Nookachamp Hills, Phase I, recorded October 13, 1997, under Auditor's File No. 9710130073.

G. 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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: February 3, 2004
 Recorded: April 28, 2004
 Auditor's No.: 200404280064

Declaration Dated: August 8, 2005, not disclosed and December 22, 2008
 Recorded: August 23, 2005, July 24, 2008 and December 31, 2008
 Auditor's No.: 200508230083, 200807240091 and 200812310104

Said Covenants were amended by document recorded September 15, 2015 as Auditor's File No. 201509150041.

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Nookachamp Hills Planned Unit Development Phase I
 Recorded: November 2, 1998
 Auditor's No: 9811020154

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington
 Dated: March 23, 1999
 Recorded: April 12, 1999
 Auditor's No: 9904120146
 Purpose: Perpetual right-of-way or easement for sewer mains with Necessary appurtenances through, over and across Portions of the subject plat
 Area Affected:

J. Any tax, fee, assessments or charges as may be levied by Nookachamp Hills P.U.D. Homeowners Association.

(((OPTIONAL)))) AFFECTS LOT 32 ONLY

K. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Hansell Homes, Inc.
Recorded: April 20, 1999
Auditor's No: 9904200071

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

(((OPTIONAL)))) AFFECTS LOT 32 ONLY

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Jeff Hansell
Recorded: April 20, 1999
Auditor's No: 9904200073

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.