

When recorded return to:  
Charlie Lipp and Barbara Lipp  
24366 Nookachamp Hills Drive  
Mount Vernon, WA 98274



**201811150037**

11/15/2018 11:23 AM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036693

**CHICAGO TITLE CO.**  
**620036693**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Reese Alexandria Homes, LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Charlie Lipp and Barbara Lipp, a married couple

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

Lot 229, 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): P127782 / 4963-000-229-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
**20185022**  
**NOV 15 2018**

Amount Paid \$ **2497.<sup>00</sup>**  
Skagit Co. Treasurer  
By *man* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: November 7, 2018

Reese Alexandria Homes, LLC, a Washington limited liability company

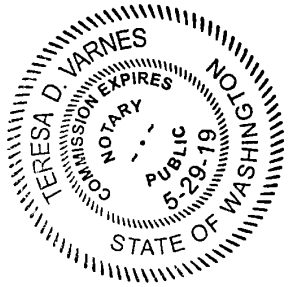
BY: [Signature]  
Richard Bihon  
Member

State of Wa  
County of Skagit

I certify that I know or have satisfactory evidence that Richard Bihon

(s) are the person(s) who appeared before me, and said person acknowledged that (he) (she/they) signed this instrument, on oath stated that (he) (she/they) was authorized to execute the instrument and acknowledged it as the Member of Alexandria Homes, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-14-18



[Signature]  
Name: Teresa D Varnes  
Notary Public in and for the State of Wa  
Residing at: Camano Island  
My appointment expires: 5/29/19

**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:  
Granted to: Public Utility District No. 1 of Skagit County

**EXHIBIT "A"**

Exceptions  
(continued)

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  
Local Utility District (LUD) No. 12

**EXHIBIT "A"**Exceptions  
(continued)

19. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
20. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by Skagit County Sewer District No. 2.
22. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.
23. The Builder has first right of refusal for repurchasing the lot if the buyer wishes to sell the property within 1 year of recording this Deed.