



201902120032

02/12/2019 01:53 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

After Recording Return to:
Taylor S. Kittell
KG Law Group
PO Box 83569
Portland, OR 97238

Until Further Notice, Send Tax Statements to:
No change

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Tax Parcel No.: P113858, 4722-000-018-0000
Abbreviated Legal: Lot 18, Nookachamp Hills PUD
Grantor: Michael D. Harry
Grantee: Michael D. Harry, Trustee of the Michael D. Harry
Revocable Trust dated February 6, 2019

May 12
FEB 12 2019

Amount Paid \$ *0*
Skagit Co. Treasurer
By *MH* Deputy

BARGAIN AND SALE DEED

THE GRANTOR, **Michael D. Harry**, for valuable consideration, bargains, sells and conveys to GRANTEE, **Michael D. Harry, Trustee**, or his successor in trust, under the **MICHAEL D. HARRY REVOCABLE TRUST** dated **February 6, 2019** and any amendments thereto, a single person as his separate property, the GRANTOR's entire interest, being an undivided fifty percent (50%) interest, including any after-acquired interest, in and to the following described real estate situated in Skagit County, Washington:

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.

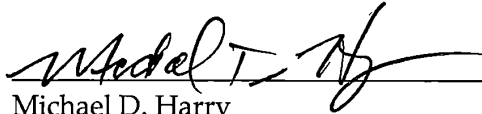
Situate in Skagit County, Washington.

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.

The true and actual consideration paid for this conveyance is: \$0.00. This transfer is for estate planning purposes.

The liability and obligations of Grantor to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED February 6, 2019.

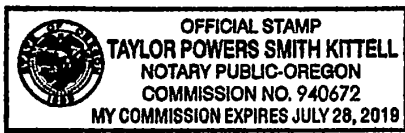



Michael D. Harry

STATE OF OREGON)
) ss.
County of Multnomah)

I certify that I know or have satisfactory evidence that Michael D. Harry is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: February 6, 2019.





Notary Public for Oregon
Residing at Multnomah County
My appointment expires: 7/28/19

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
 Area Affected: Portions of the subject plat

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.