

**When recorded return to:**  
Tracy M. Hascal  
23908 Nookachamp Hills Drive  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3652  
Aug 27 2019  
Amount Paid \$9350.00  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500088371

**CHICAGO TITLE**  
**500088371**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Christopher L. Allen and Judy L. Allen, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Tracy M. Hascal, a married woman as her sole and separate  
property

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

Lot 124, PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 2B,  
according to the plat thereof recorded August 23, 2005, under Auditor's File No. 200508230082,  
records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123217 / 4868-000-124-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 14, 2019

*Christopher L. Allen*  
Christopher L. Allen

*Judy L. Allen*  
Judy L. Allen

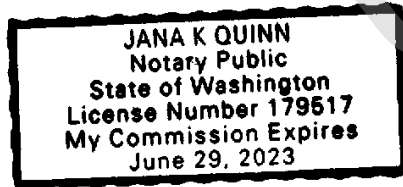
State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Christopher L. Allen and Judy L. Allen 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: August 21, 2019

*Jana K Quinn*  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**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
  
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  

Recording Date:	August 31, 1979
Recording No.:	7908310024
  
3. Matters, if any, related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by instrument(s) recorded under recording number 8412050001 and recording number 8411280007.
  
4. 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
Purpose:	Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date:	September 19, 1990
Recording No.:	9009130081
  
5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  

Recording No.:	76334
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No determination has been made as to the current ownership or other matters affecting said reservations.
  
6. Agreement, including the terms and conditions thereof;  

Between:	Nookachamp Hills LLC and Skagit County Sewer District No. 2
Recording Date:	May 18, 2005
Recording No.:	200405180073
Regarding:	Conditions and fees for connecting to sewer system

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

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: March 1, 2005  
 Recording No.: 200503010069
8. 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 PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 2B:
- Recording No: 200508230082
9. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
- Recording Date: November 2, 1998  
 Recording No.: 9811020155
- AMENDED by Instrument(s):
- Recording Nos.: 200508230083, 200807240091, 2008123101074 and 201509150041
10. Agreement(s), including the terms and conditions thereof;
- Between: Nookachamp Hills LLC and Skagit County Sewer District  
 Recording Nos.: 9711180087 and 200405180073  
 Regarding: Developer Extension Agreement
11. 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

**EXHIBIT "A"**

Exceptions  
(continued)

Purpose: Sewer  
Recording Date: September 16, 2005  
Recording No.: 200509160140

12. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services - Plat Lot of Record Certification:

Recording Date: August 23, 2005  
Recording No.: 200508230084

13. 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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.