


**POOR ORIGINAL**

When recorded return to:  
Wesley Kennedy and Annalise de Lisle  
17187 Bulltrout Lane  
Mount Vernon, WA 98274

  
**201908300219**  
08/30/2019 03:02 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038306

INSURED BY  
CHICAGO TITLE  
*620038306*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph W. Schauble and Van Thi Hong Nguyen, 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 Wesley Kennedy and Annalise de Lisle, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 158, "NOOKACHAMP HILLS PUD, PHASE IIB", AS PER PLAT RECORDED AUGUST 23,  
2005, UNDER SKAGIT COUNTY 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): P123251 / 4868-000-158-0000

Subject to:


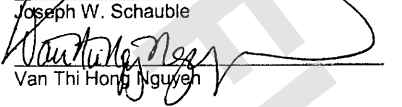
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*20193784*  
AUG 30 2019

Amount Paid \$ *10,507.00*  
Skagit Co. Treasurer  
By *HB* Deputy

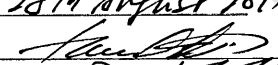
**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 26, 2019

  
\_\_\_\_\_  
Joseph W. Schauble  
  
\_\_\_\_\_  
Van Thi Hong Nguyen

State of Virginia  
County of FAIRFAX

I certify that I know or have satisfactory evidence that Joseph W. Schauble and Van Thi Hong Nguyen 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: 28th August 2019  
  
\_\_\_\_\_  
Name: David T. Tsui  
Notary Public in and for the State of Virginia  
Residing at: FAIRFAX  
My appointment expires: 31 May 2021

DAVID T. TSUI  
NOTARY PUBLIC  
REGISTRATION # 7733553  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MAY 31, 2021

**EXHIBIT "A"**  
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: Telephone lines  
Affects: Southeast Quarter of Section 25, Township 34 North, Range 4 East of the  
Willamette Meridian and the West Half of Section 30, Township 34 North,  
Range 5 East of the Willamette Meridian
  
2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant 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 law;  
Dated: July 25, 1979  
Recorded: August 31, 1979  
Auditor's No(s): 7908310024, records of Skagit County, Washington  
Executed By: Walking Circle M., Inc. to MV Associates  
As Follows:  

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for:

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.

The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed.

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 of the Willamette Meridian.
  
3. 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, records of Skagit County, Washington.
  
4. 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  
In favor of: Public Utility District No. 1 of Skagit County  
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

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

5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: November 11, 1909  
Auditor's No.: 76334, records of Skagit County, Washington  
Executed By: Union Lumber Company
6. Agreement, including the terms and conditions thereof; entered into;  
By: Nookachamp Hills LLC  
And Between: Skagit County Sewer District No. 2  
Recorded: May 18, 2005  
Auditor's No. 200405180073, records of Skagit County, Washington  
Providing: Conditions and fees for connecting to sewer system
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 1, 2005  
Auditor's No(s): 200503010069, 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: All road and 15 foot strips adjoining all roads
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 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

**EXHIBIT "A"**

Exceptions  
(continued)

Executed By: Nookachamp Hills, LLC

AMENDED by instrument(s):

Recorded: August 23, 2005 and December 31, 2008

Auditor's No(s): 200508230083 and 200812310104, records of Skagit County, Washington

10. Agreement, including the terms and conditions thereof; entered into;
  - By: Nookachamp Hills LLC
  - And Between: Skagit County Sewer District
  - Recorded: November 18, 1997 and May 18, 2004
  - Auditor's No. 9711180087 and 200405180073, records of Skagit County, Washington
  - Providing: Developer Extension Agreement
11. Easement, including the terms and conditions thereof, granted by instrument(s);
  - Recorded: September 16, 2005
  - Auditor's No(s): 200509160140, records of Skagit County, Washington
  - In favor of: Skagit County Sewer District No. 2
  - For: Sewer
  - Affects: All roads and various strips of land as described in said document and as shown on the face of the plat
12. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services - Plat Lot of Record Certification;
  - Recorded: August 23, 2005
  - Auditor's No(s): 200508230084, records of Skagit County, Washington
13. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof
  - Recording Date: September 6, 2005
  - Recording No.: 200509060137
14. 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
15. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Dues, charges and assessments, if any, levied by Nookachamp Hills PUD Homeowners Association.
18. Liability to future assessments, if any, levied by Skagit County Sewer District No. 2.
19. City, county or local improvement district assessments, if any.