



202001310165

01/31/2020 03:13 PM Pages: 1 of 9 Fees: \$111.50  
Skagit County Auditor

When recorded return to:

Scott D. Wilson  
4650 Hunter Drive  
Anchorage, AK 99502

**STATUTORY WARRANTY DEED**

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Daniel R. Mitzel and Patricia R. Burklund, husband and wife, \_\_\_\_\_,

for and in consideration of ten dollars and other valuable consideration

19-4045

in hand paid, conveys, and warrants to Scott D. Wilson, an unmarried man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lot 203, Nookachamp Hills PUD Phases 3 and 4

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 "B"  
attached hereto

Tax Parcel Number(s): P127756 & 4963-000-203-0000

Dated: 1-30-2020

[Signature]  
Daniel R. Mitzel

[Signature]  
Patricia R. Burklund

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2020404  
JAN 31 2020

Amount Paid \$ 0  
By HB Skagit Co. Treasurer Deputy

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

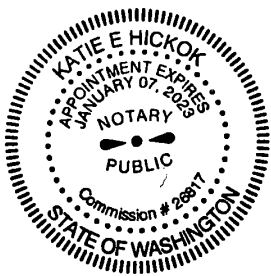
I certify that I know or have satisfactory evidence that Daniel R. Mitzel and Patricia R. Burklund is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30<sup>th</sup> day of January, 2020

[Handwritten Signature]  
Signature

Notary  
Title

My appointment expires: 1-7-23



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 24094 Bass Pro Place, Mount Vernon, WA 98274  
Tax Parcel Number(s): P127756 & 4963-000-203-0000

Property Description:

Lot 203, plat of "NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870", as per plat recorded as Skagit County Auditor's File No. 200807240089, records of Skagit County, Washington.

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**EXHIBIT B**

19-4045-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Skagit Valley Telephone Company

Recorded: September 21, 1967

Auditor's No.: 704645

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Purpose: Telephone lines

Area Affected: The Southeast  $\frac{1}{4}$  of Section 25, Township 34 North, Range 4 East, W.M., and West  $\frac{1}{2}$  of Section 30, Township 34 North, Range 5 East, W.M.

11. 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:

1. 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;
2. The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed; and
3. 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.

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

In Favor Of: Many nearby parcels of land

Recorded: December 10, 1982

Auditor's No.: 8212100052

Purpose: Ingress, egress, drainage and utilities

Area Affected:

An easement lying within the Southeast  $\frac{1}{4}$  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.

13. 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.

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.

Dated: July 19, 1950

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Recorded: July 19, 1950

Auditor's No.: 448498

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

Area Affected: The right of entry for this easement is 30 feet in width, the center line of which is described on this easement document affecting Government Lot 3 in said Section 30

15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.

Dated: March 22, 1929

Recorded: March 22, 1929

Auditor's No.: 221300

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

Area Affected:

Commencing at a point on the East line of the Mount Vernon and Big Lake Road 450 feet North of the South line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 25, Township 34 North, Range 4 East, W.M.; thence run East along the North line of a private road running through said described 40 and also through the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section, Township and Range for a distance of about 1400 feet, said line and easement so given is to hereafter be surveyed, staked and laid out and when so staked and laid out and poles and lines erected thereon the same shall be the easement hereby intended to be conveyed.

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Duncan McKay

Dated: January 5, 1910

Recorded: July 5, 1910

Auditor's No.: 80143

Purpose: Road purposes

Area Affected: A portion of the subject property

17. 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.

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## 18. EASEMENT, INCLUDING 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: 60-foot wide strip of land in South ½ of Section 25 and in the Northeast ¼ of Section 36, all in Township 34 North, Range 4 East, W.M.

## 19. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2

Dated: June 21, 2005

Recorded: September 16, 2005

Auditor's No.: 200509160140

Purpose: Sewer easement

Area Affected: Many strips of land

## 20. AGREEMENT, AND THE TERMS AND PROVISIONS 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

## 21. AGREEMENT, AND THE TERMS AND PROVISIONS 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

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Regarding: Bridge Agreement

22. AGREEMENT, AND THE TERMS AND PROVISIONS 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

23. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: May 31, 2007

Recorded: June 11, 2007

Auditor's No.: 200706110187

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: Portion of the subject property

24. 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:

Name: Nookachamp Hills PUD Phases 3 and 4, PL07-0870

Recorded: July 24, 2008

Auditor's No.: 200807240089

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

25. 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

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Executed By: Nookachamp Hills, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 8, 2005

Recorded: August 23, 2005, July 24, 2008, December 31, 2008 and September 15, 2015  
Auditor's No.: 200508230083, 200807240091, 200812310104 and 201509150041

26. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 24, 2008

Auditor's No.: 200807240090

Affects: Lots 162 through 252

27. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Nookachamp Hills LLC, a limited liability company of the State of Washington

And: Skagit County Sewer District No. 2, a Municipal Corporation of the State of Washington

Dated: March 27, 2008

Recorded: January 21, 2009

Auditor's No.: 200901210087

Regarding: Easement for sewer mains

Affects: Tracts 1 and 7, and Lots 162, 163, 167, 168, 169, 190, 193, 194, 196, 199 through 205, 208 through 211, and 232 through 238