

202002240091  
02/24/2020 03:16 PM Pages: 1 of 7 Fees: \$109.50  
Skagit County Auditor

**When recorded return to:**  
Bruce D Berglin and Doneda E Berglin  
17441 Lake Terrace Pl  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20200224  
FEB 24 2020

Amount Paid \$ *9105.22*  
Skagit Co. Treasurer  
By *Mq* Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041414

**CHICAGO TITLE**  
620041414

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tyler D. Eaton, a married man, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bruce D Berglin and Doneda E Berglin, a married couple

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

LOT 179, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

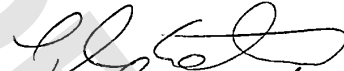
Tax Parcel Number(s): P127732 / 4963-000-179-0000


Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 19, 2020

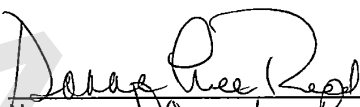
X   
 Tyler D. Eaton

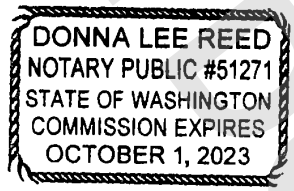
X   
 Amber Lynn Eaton

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Tyler D. Eaton and Amber Lynn Eaton are the persons who appeared before me, and said person 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: 2/21/2020

  
 Name: Donna Lee Reed  
 Notary Public in and for the State of Washington  
 Residing at: Marysville, WA  
 My appointment expires: 10/1/2023



**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
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 Recording 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.
  
4. Reservation contained in deed:

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

Executed by: Union Lumber Company  
Recorded: November 11, 1909  
Recording 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  
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 Recording 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  
Purpose: Water pipe lines etc  
Recording Date: September 13, 1990

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

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  
Recording 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  
Recording 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  
Recording No. 200702140164  
Regarding: Development and access agreement

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

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

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  
 Recording No. 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  
 Recording No. 200508230083  
 Recording No. 200812310104  
 Recording No. 200807240091  
 Recording No. 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

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

Local Utility District (LUD) No. 12

19. Title Notification including the terms, covenants and provisions thereof

Recording Date: November 28, 2016  
Recording No.: 201611280188

20. 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."

21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. City, county or local improvement district assessments, if any.
23. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.
24. Assessments, if any, levied by Skagit County Sewer District No. 2.