

**When recorded return to:**

**Patty Miller & Larry Williams**  
**24030 Dolphin Lane**  
**Mount Vernon, WA 98274**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-998

Mar 18 2020

Amount Paid \$12188.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Filed for Record at Request of  
**Mauseth Legal, PLLC**  
Escrow Number: 000012-TC

**CHICAGO TITLE**  
**620040942**

**Statutory Warranty Deed**

**THE GRANTOR** Sign5 Investments, LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Patty Miller, an unmarried person and Larry Williams, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): P127767 / 4963-000-214-0000

LOT 214, PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2008 UNDER AUDITORS FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Subject to Rights, Reservations, Restrictions, Agreement, Covenants and/or Easements, if any, as disclosed on Exhibit "A" attached hereto and incorporated herein by this reference**

Dated 3-6-2020

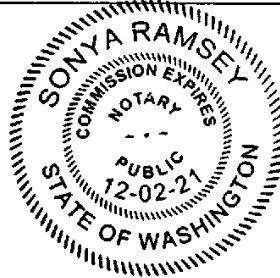
Sign5 Investments, LLC

Jennifer Frank member  
By: Jennifer Frank, Member

STATE OF Washington  
COUNTY OF King ) SS:

I certify that I know or have satisfactory evidence that Jennifer Frank  
(is/are the person(s) who appeared before  
me, and said person(s) acknowledge that she signed this instrument, on oath stated she  
(is/are authorized to execute the instrument and acknowledge that as the  
Member of Sign5 Investments, LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 6, 2020



[Signature]  
Notary Public in and for the State of Washington  
Residing at Mink: Geo  
My appointment expires: 12-02-21

**EXHIBIT "A"****RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS  
AND/OR EASEMENTS**

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

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:

- 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.

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  $\frac{1}{4}$  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.

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.

**EXHIBIT "A"**

**RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS  
AND/OR EASEMENTS**

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 and 448495  
Affects: Portion of said plat

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

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

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.

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  
Recording No.: 9009130081  
Affects: A portion of said plat

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

**EXHIBIT "A"****RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS  
AND/OR EASEMENTS**

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

Auditor's No.: 200605180169

Regarding: Sewer lines

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

Auditor's No.: 200610060124

Regarding: Bridge Agreement

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

Auditor's No.: 200702140164

Regarding: Development and access agreement

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

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

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

**EXHIBIT "A"****RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS  
AND/OR EASEMENTS**

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

Executed By: Nookachamp Hills, LLC

AMENDED by instrument(s):

Recorded: August 23, 2005; December 31, 2008 and July 24, 2008

Auditor's No(s): 200508230083; 200812310104, 200807240091, and 201509150041 records of Skagit County, Washington

Lot Certification and the terms and conditions thereof

Recording Date: July 24, 2008

Recording No.: 200807240090

Affects: Lots 162-252

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

Local Utility District (LUD) No. 12

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

City, county or local improvement district assessments, if any.

Assessments, if any, levied by Skagit County Sewer District No. 2.

Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.