

**When recorded return to:**  
Robert T. Maxwell and Roberta L. Maxwell  
23765 Nookachamp Hills Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3601

Sep 10 2020

Amount Paid \$10107.18  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620043888

Escrow No.: 620043888

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Emily K Watson, Sole Surviving Trustee of The Watson Family Trust  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Robert T. Maxwell and Roberta L. Maxwell, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 61, PLAT OF NOOKACHAMP HILLS PUD PHASE IIA, AS PER PLAT RECORDED  
SEPTEMBER 15, 2003 UNDER AUDITOR'S FILE NO. 200309150157, 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): P120741 / 4821-000-061-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 9, 2020

The Watson Family Trust

BY: Emily K. Watson  
Emily K. Watson  
Sole Surviving Trustee of the Watson Family Trust

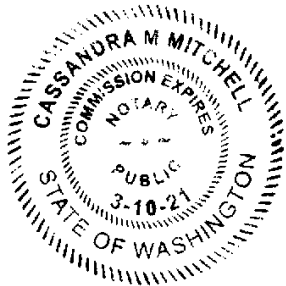
State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that Emily K. Watson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Sole Surviving Trustee of The Watson Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/10/2020

Cassandra M Mitchell  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon  
My appointment expires: 3-10-2021



**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, a Washington corporation  
Purpose: Telephone and telegraph or other signal or communication circuits  
Recording Date: September 21, 1967  
Recording No.: 704645
  
2. Declaration of Easement  
  
Purpose: Road and utilities  
Recording Date: December 10, 1982  
Recording No.: 8212100052
  
3. Matters related to annexing a portion of the subject property in Skagit County Sewer District No. 2, as disclosed by document recorded under Auditor's File No. 8412050001 and Auditor's File No. 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, Washington, a Municipal Corporation  
Purpose: Water pipeline easement  
Recording Date: September 13, 1990  
Recording No.: 9009130081
  
5. Covenants, conditions, restrictions and easements, liability for assessments, 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  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: August 23, 2005  
Recording No.: 200508230083

**EXHIBIT "A"**

Exceptions  
(continued)

- Recording Date: July 24, 2008  
Recording No.: 200807240091
- Recording Date: December 31, 2008  
Recording No.: 200812310104
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: April 7, 2003  
Recording No.: 200304070122
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: July 15, 2003  
Recording No.: 200307150203
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 PUD, Phase 11A:
- Recording No: 200309150157
9. 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, a municipal corporation  
Purpose: Sewer  
Recording Date: February 12, 2004  
Recording No.: 200402120195
10. Agreement
- Recording Date: February 12, 2004

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200402120196

11. Conveyance of Sewer Facility

Recording Date: July 26, 2005  
Recording No.: 200507260203

12. 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: September 15, 2015  
Recording No.: 201509150041

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.

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