

**When recorded return to:**  
Mary Ann Unger and Annette LaBissoniere  
2831 Witworth Ave S  
Renton, WA 98055

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3608

Sep 11 2020

Amount Paid \$9411.20  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

CHICAGO TITLE COMPANY  
620043926

Escrow No.: 245429429

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Maris Grobins and Mary Alice Grobins, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Mary Ann Unger and Annette LaBissoniere, a married couple

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

Lot 118, Nookachamp Hills PUD, Phase IIB, as per plat recorded August 23, 2005, under 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): P123211, 4868-000-118-0000

Subject to:

Exhibit "A" attached hereto and by this reference made a part hereof

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 2, 2020

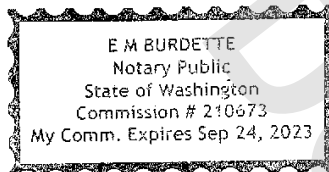
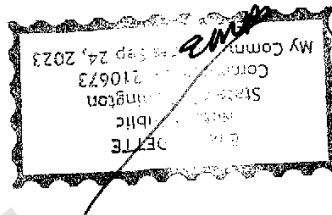
Maris Grobins  
Maris Grobins

Mary Alice Grobins  
Mary Alice Grobins

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Maris Grobins and Mary Alice Grobins 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: 9.02.2020  
E.M. Burdette  
Name: E.M. Burdette  
Notary Public in and for the State of Washington  
Residing at: Burlington WA  
My appointment expires: 9.24.2023



**EXHIBIT "A"  
EXCEPTIONS**

Order No.: 245429429/620043926

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

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: August 31, 1979  
Recording No.: 7908310024

Matters, if any, related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by instrument(s) recorded under Recording No. 8412050001 and Recording No. 8411280007.

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: Pipeline(s) and/or main(s) for the transmission and/or distribution of water  
Recording Date: September 19, 1990  
Recording No.: 9009130081

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording No.: 76334

No determination has been made as to the current ownership or other matters affecting said reservations.

Agreement, including the terms and conditions thereof;

Between: Nookachamp Hills LLC and Skagit County Sewer District No. 2  
Recording Date: May 18, 2005  
Recording No.: 200405180073  
Regarding: Conditions and fees for connecting to sewer system

**EXHIBIT "A"  
EXCEPTIONS****Order No.:** 245429429/620043926

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

**Granted to:** Puget Sound Power & Light Company  
**Purpose:** Electric transmission and/or distribution line  
**Recording Date:** March 1, 2005  
**Recording No.:** 200503010069

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 IIB:

**Recording No.:** 200508230082

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:** November 2, 1998  
**Recording No.:** 9811020155

AMENDED by instrument(s):

**Recording Date:** August 23, 2005  
**Recording No.:** 200508230083

**Recording Date:** July 24, 2008  
**Recording No.:** 200807240091

**Recording Date:** December 31, 2008  
**Recording No.:** 200812310104

**Recording Date:** September 15, 2015  
**Recording No.:** 201509150041

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

**Imposed by:** Nookachamp Hills PUD Homeowners Association  
**Recording Date:** November 2, 1998  
**Recording No.:** 9811020155

**EXHIBIT "A"  
EXCEPTIONS**

Order No.: 245429429/620043926

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  
Recording Date: September 16, 2005  
Recording No.: 200509160140

Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services - Plat Lot of Record Certification:

Recording Date: August 23, 2005  
Recording No.: 200508230084

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."

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.