

**When recorded return to:**  
Marcos Bejar Rico and Brenda L. Alanis  
17116 Blackberry Court  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title

Escrow No.: 245430594

620044187

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3973

Sep 30 2020

Amount Paid \$8752.60

Skagit County Treasurer

By Marissa Guerrero Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Catherine Schneider, as her separate estate

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 Marcos Bejar Rico and Brenda L. Alanis, husband and wife

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

Lot 6, Nookachamp Hills Planned Unit Development, Phase 1, as filed in Volume 17 of plats, pages 26-31, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P113846/4722-000-006-0000

**STATUTORY WARRANTY DEED**  
(continued)

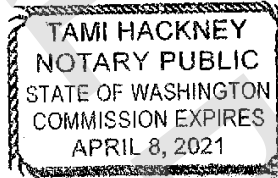
Dated: September 17, 2020

Catherine Schneider  
Catherine Schneider

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Catherine Schneider is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/17/2020  
Name: Tami Hackney  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 4/8/21



**EXHIBIT "A"  
EXCEPTIONS**

Order No.: 245430594

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 PLANNED UNIT DEVELOPMENT PHASE I:

Recording No.: 9811020154

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

Granted to: Duncan McKay  
Purpose: Road  
Recording Date: July 5, 1910  
Recording No.: 80143

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 pipeline  
Recording Date: September 13, 1990  
Recording No.: 9009130081

Reservations and recitals contained in the Deed as set forth below:

Recording Date: August 31, 1979  
Recording No.: 7908310024

Matters related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by document recorded under recording number 8412050001 and recording number 8411280007.

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 number 8310310059.

Reservations and recitals contained in the Deed as set forth below:

Recording Date: November 11, 1909  
Recording No.: 76334

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

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 mains and the necessary appurtenances  
Recording Date: April 12, 1999  
Recording No.: 9904120146  
Affects: Portion of said premises and other property

Terms and conditions contained in the document entitled Conveyance of Sewer Facility;

Recording Date: April 12, 1999  
Recording No.: 9904120148

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

Liens and charges as set forth in the above mentioned declaration,

Payable to: Nookachamp Hills LLC, a Washington Limited Liability Company

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 1/4 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.