

**When recorded return to:**  
Yanez Jose Gabriel Moreno  
5220 64th Ave. NE  
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-5257  
Dec 10 2020  
Amount Paid \$2405.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**STATUTORY WARRANTY DEED**

**Order No.:** NXWA-0512912

GNW 20-8554

**THE GRANTOR(S)**

Tracy L. Van Scoy, who acquired title as Tracy L. Whitener, a married woman as her separate estate,

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Yanez Jose Gabriel Moreno, a single man

the following described real estate, situated in the:

Lot 205, "PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870", according to the plat thereof recorded July 24, 2008 under Auditor's File No. 200807240089, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: Lot 205, Nookachamp Hills PUD Phases 3 and 4

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

For further particulars reference is made to Exhibit "A" attached hereto and by this reference made a part hereof. Exhibit "A" – Skagit County Right-To-Manage Natural Resource Lands Disclosure.

Tax Parcel Number(s): P127758, 4963-000-205-0000

Dated: December 7, 2020

  
Tracy L. Van Scoy

STATE OF: Wa

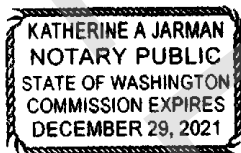
COUNTY OF: Snohomish

On this day personally appeared before me Tracy L. Van Scoy, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/~~she~~/they signed the same as his/~~her~~/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 8<sup>th</sup> day of Dec., 20 20.

  
\_\_\_\_\_

Notary Public residing at: Stanwood  
Printed Name: Katherine Jarman  
My Commission Expires: 12-29-2020 2021



**Subject to - Deed Exception(s):**

**EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:**

Grantee: Skagit Valley Telephone Company  
Recorded: September 21, 1967  
Auditor's No.: 704645  
Purpose: Telephone lines  
Area Affected: The Southeast ¼ of Section 25, Township 34 North, Range 4 East, W.M., and West ½ of Section 30, Township 34 North, Range 5 East, W.M.

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:

1. 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;
2. The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed; and
3. 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, INCLUDING TERMS AND PROVISIONS THEREOF:**

In Favor Of: Many nearby parcels of land  
Recorded: December 10, 1982  
Auditor's No.: 8212100052  
Purpose: Ingress, egress, drainage and utilities  
Area Affected:

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.

**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.

**EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Co.  
Dated: July 19, 1950  
Recorded: July 19, 1950  
Auditor's No.: 448498  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Area Affected: The right of entry for this easement is 30 feet in width, the center line of which is described on this easement document affecting Government Lot 3 in said Section 30

**EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Co.  
Dated: March 22, 1929  
Recorded: March 22, 1929  
Auditor's No.: 221300  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Area Affected:

Commencing at a point on the East line of the Mount Vernon and Big Lake Road 450 feet North of the  
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South line of the Southeast ¼ of the Southwest ¼ of Section 25, Township 34 North, Range 4 East, W.M.; thence run East along the North line of a private road running through said described 40 and also through the Southwest ¼ of the Southeast ¼ of said Section, Township and Range for a distance of about 1400 feet, said line and easement so given is to hereafter be surveyed, staked and laid out and when so staked and laid out and poles and lines erected thereon the same shall be the easement hereby intended to be conveyed.

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Duncan McKay  
Dated: January 5, 1910  
Recorded: July 5, 1910  
Auditor's No.: 80143  
Purpose: Road purposes  
Area Affected: A portion of the subject property

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, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington  
Dated: June 8, 1990  
Recorded: September 13, 1990  
Auditor's No.: 9009130081  
Purpose: Water Pipe Lines, etc.  
Area Affected: 60-foot wide strip of land in South ½ of Section 25 and in the Northeast ¼ of Section 36, all in Township 34 North, Range 4 East, W.M.

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2  
Dated: June 21, 2005  
Recorded: September 16, 2005  
Auditor's No.: 200509160140  
Purpose: Sewer easement  
Area Affected: Many strips of land

AGREEMENT, AND THE TERMS AND PROVISIONS 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

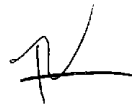
AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

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 PROVISIONS 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, INCLUDING THE TERMS AND PROVISIONS THEREOF:



Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: May 31, 2007  
Recorded: June 11, 2007  
Auditor's No.: 200706110187  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Portion of the subject property

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Nookachamp Hills PUD Phases 3 and 4, PL07-0870  
Recorded: July 24, 2008  
Auditor's No.: 200807240089

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 13, 1998  
Recorded: November 2, 1998  
Auditor's No.: 9811020155  
Executed By: Nookachamp Hills, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 8, 2005  
Recorded: August 23, 2005, July 24, 2008, December 31, 2008 and September 15, 2015  
Auditor's No.: 200508230083, 200807240091, 200812310104 and 201509150041

LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 24, 2008  
Auditor's No.: 200807240090  
Affects: Lots 162 through 252

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Nookachamp Hills LLC, a limited liability company of the State of Washington  
And: Skagit County Sewer District No. 2, a Municipal Corporation of the State of Washington  
Dated: March 27, 2008  
Recorded: January 21, 2009  
Auditor's No.: 200901210087  
Regarding: Easement for sewer mains  
Affects: Tracts 1 and 7, and Lots 162, 163, 167, 168, 169, 190, 193, 194, 196, 199 through 205, 208 through 211, and 232 through 238

DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: July 5, 2018  
Auditor's No.: 201807050043  
Purpose: A non-exclusive easement for access, utilities and sewer  
Area Affected: As disclosed in instrument

Any tax, fee, assessments or charges as may be levied by Nookachamp Hills PUD Homeowners Association.



Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
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Exhibit "A"

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 28, 2020  
between Yanez Jose Gabriel Moreno ("Buyer")  
Buyer Buyer  
and Tracy L Whitener ("Seller")  
Seller Seller  
concerning 24099 Bass Pro Pl Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate  
Yanez & Moreno 11/28/2020  
Buyer 12:33:55 PM PST Date

Authenticate  
[Signature] 11/16/2020  
Seller 3:39:42 PM PST Date

Buyer Date

Seller Date