

When recorded return to:

Alan Cleland and Deborah Cleland  
12412 Scenic Drive  
Edmonds, WA 98026

**STATUTORY WARRANTY DEED**

GNW 20-8298

THE GRANTOR(S) Paul Rutter, as his separate estate, P.O Box 1325, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Alan Cleland and Deborah Cleland, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lot 222, Nookachamp Hills PUD Phases 3 & 4

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P127775

Dated:

*12/4/20*

*Paul Warren Rutter*  
Paul Rutter

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5404

Dec 18 2020

Amount Paid \$2325.00

Skagit County Treasurer  
By Bridget Ibarra Deputy

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

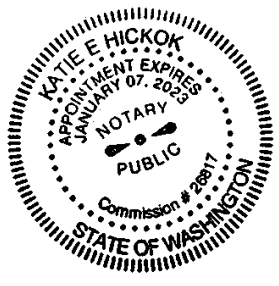
I certify that I know or have satisfactory evidence that Paul Rutter is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 14 day of December, 2020

[Handwritten Signature]  
Signature

Notary  
Title

My appointment expires: 1/23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 24051 Dolphin Lane, Mount Vernon, WA 98274  
Tax Parcel Number(s): P127775

**Property Description:**

LOT 222, NOOKACHAMP HILLS PUD PHASES 3 AND 4, PLO7-0870, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

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**EXHIBIT B**

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1. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records.
2. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, or (ii) any delay in recordation of the documents vesting Title in the Public Records.

This Exception will be deleted if the County Offices are open on the day of Closing.

**3. 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  $\frac{1}{4}$  of Section 25, Township 34 North, Range 4 East, W.M., and West  $\frac{1}{2}$  of Section 30, Township 34 North, Range 5 East, W.M.

4. 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.

**5. 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  $\frac{1}{4}$  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.

**6. RESERVATION CONTAINED IN DEED**

Executed by: Union Lumber Company

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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.

7. 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

8. 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 South line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  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  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  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.

9. 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

10. 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.

11. 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

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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.

12. 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

13. 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

Said instrument has been amended and/or modified by "Conveyance of Sewer Facility" recorded July 29, 2008 as Auditor's File No. 200807290002.

14. 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

15. 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

16. 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..."

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Area Affected: Portion of the subject property

17. 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".

18. 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

19. 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

20. 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

21. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.

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

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