

POOR ORIGINAL

**When recorded return to:**  
Andrea Hassler  
17152 Big Fir Place  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-204  
Jan 15 2021  
Amount Paid \$10230.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

CHICAGO TITLE COMPANY  
500113892

Escrow No.: 500113892

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Key-P Construction LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Andrea Hassler, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 165 OF 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P127718 / 4963-000-165-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 6, 2021

Key-P Construction LLC  
A Washington Limited Liability Company

BY: Carl T. Kiepe III  
Carl T. Kiepe III  
Manager

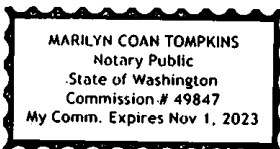
BY: Carl T. Kiepe IV  
Carl T. Kiepe IV  
Manager

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Carl T. Kiepe III and Carl T. Kiepe IV are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Manager and Manager, respectively, of Key-P Construction LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 01/07/2021

Marilyn Coan Tompkins  
Name: Marilyn Coan Tompkins  
Notary Public in and for the State of WA  
Residing at: 2410 Carpenter St Mt Vernon  
My appointment expires: 11/01/2023



**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  
Purpose: Telephone lines  
Recording Date: September 21, 1967  
Recording No.: 704645  
Affects: A portion of said plat

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

Grantor: Walking Circle M., Inc.  
Grantee: MV Associates  
Dated: July 25, 1979  
Recording Date: August 31, 1979  
Recording No.: 7908310024

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

Granted to: Many nearby parcels of land  
Purpose: Ingress, egress, drainage and utilities  
Recording Date: December 10, 1982  
Recording No.: 8212100052

4. 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.

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

Granted to: Puget Sound Power & Light Co.  
Purpose: Electric transmission and/or distribution line  
Recording Date: July 19, 1950  
Recording No.: 448498  
Affects: Portion of said plat

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

**EXHIBIT "A"**  
Exceptions  
(continued)

- Granted to: Puget Sound Power & Light Co.  
Purpose: Electric transmission and/or distribution line  
Recording Date: March 22, 1929  
Recording No.: 221300  
Affects: Portion of said plat
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Duncan McKay  
Purpose: Road purposes  
Recording Date: July 5, 1910  
Recording No.: 80143  
Affects: A portion of said plat
8. 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.
9. 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 pipe lines etc  
Recording Date: September 13, 1990  
Recording No.: 9009130081  
Affects: A portion of said plat
10. 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 lines  
Recording Date: September 16, 2005  
Recording No.: 200509160140  
Affects: A portion of said plat
11. Agreement and the terms and conditions thereof:
- Between: Skagit County Sewer District No. 2 and Nookachamp Hills LLC  
Dated: April 5, 2006  
Recording Date: May 18, 2006  
Recording No.: 200605180169  
Regarding: Sewer lines

**EXHIBIT "A"**  
Exceptions  
(continued)

12. Agreement, and the terms and conditions thereof:
- Dated: September 19, 2006  
Recording Date: October 6, 2006  
Recording No.: 200610060124  
Regarding: Bridge Agreement
13. Agreement and the terms and conditions thereof:
- Dated: August 11, 2006  
Recording Date: February 14, 2007  
Recording No.: 200702140164  
Regarding: Development and access agreement
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: June 11, 2007  
Recording No.: 200706110187  
Affects: A portion of said plat
15. 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 PUD PHASES 3 AND 4, PL07-0870:
- Recording No: 200807240089
16. 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 Nos.: 200508230083; 200812310104, 200807240091, 200812310104 and 201509150041

**EXHIBIT "A"**  
Exceptions  
(continued)

17. Lot Certification and the terms and conditions thereof

Recording Date: July 24, 2008  
Recording No.: 200807240090  
Affects: Lots 162-252

18. Title Notification including the terms, covenants and provisions thereof

Recording Date: June 21, 2016  
Recording No.: 201606210008

19. 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."

20. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.