

When recorded return to:

Don Frederick Wilson, Kathryn E. Wilson, Brian J. Faley, and Laura B. Faley
20134 East Stackpole Road
Mount Vernon, WA 98274

GNW 20-8733

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nookachamp Hills LLC, a Washington Limited Liability Company, PO Box 1325, Mount Vernon, WA 98273-1325,

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

in hand paid, conveys, and warrants to Don Frederick Wilson and Kathryn E. Wilson, a married couple and Brian J. Faley and Laura B. Faley, 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:
Section 25, Township 34 North, Range 4 East -SW NE & SE NE & NE SE

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): P27824, P27840 and P27822

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1331

Mar 30 2021

Amount Paid \$9696.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Dated: 3.3.2021

Nookachamp Hills LLC, a Washington Limited Liability Company

By: Paul Wanner Rutter
Paul Rutter

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, on oath stated that ~~he/she~~ was authorized to execute the instrument and acknowledged it as the managing member of Nookachamp Hills LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3rd day of March, 2021

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 0 Otter Pond Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P27824, P27840 and P27822

Property Description:

Those portions of the South 1/2 of the Northeast 1/4 and of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 34 North, Range 4 East, W.M. lying within those premises conveyed to MV Associates, a Washington limited partnership, by deed dated July 25, 1979 and recorded as Auditor's File No. 7908080023 and later rerecorded as Auditor's File No. 7908310024, EXCEPT the five following described tracts:

- 1) Tracts 8, 9, 10, 11, 12 and 14 of a 20 acre parcel survey recorded in Volume 4 of Surveys at Pages 56-61, inclusive, as Auditor File No. 8212140010 and commonly known as "The Uplands".
- 2) That portion thereof conveyed to Michael L. Schons, et ux, by deed dated January 25, 1983 and recorded as Auditor's File No. 8302090047, said premises being delineated on a survey recorded in Volume 6 of Surveys at Page 52 as Auditor's File No. 8503250034.
- 3) That portion thereof conveyed to Michael L. Schons, et ux, by deed dated January 12, 1983 and recorded as Auditor's File No. 8302090044.
- 4) That portion thereof, if any, lying, within those certain premises conveyed to Michael L. Schons, et ux, by deed dated July 2, 1979 and recorded as Auditor's File No. 7908310025.
- 5) That portion thereof lying Easterly and Southeasterly of the following described line:
Begin at the East quarter corner of said Section 25; thence South 01 degrees 34' 50" West a distance of 447.20 feet; thence North 88 degrees 25' 10" West a distance of 60.00 feet to the Westerly line of Otter Pond Drive and the beginning of a non-tangent curve to the right having a radius point which bears North 88 degrees 25' 10" West 470.00 feet; thence Southerly along said Westerly line and said curve to the Right through a central angle of 38 degrees 25' 10" an arc distance of 315.16 feet; thence South 40 degrees 00' 00" West 307.74 feet, more or less, to an intersection with the South line of that certain Record of Survey recorded in Volume 6 of Short Plats, Page 52, extended West, said point of intersection being the terminus of this line description.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8733-KH

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EXHIBIT B

20-8733-KH

1. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Name: Deed

Recorded: August 22, 1905

Auditor's No.: 53220

Regarding: Mineral Reservations

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Valley Telephone Company

Recorded: September 21, 1967

Auditor's No. 704645

Purpose: Telephone and related facilities, as set forth thereon

Area Affected:

Said Easement include prohibitions against digging and blasting near said lines as set forth thereon.

3. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: December 10, 1982

Auditor's No.: 8212100052

Purpose: Road and utilities

Area Affected: Easterly side of subject property and access thereto

4. Any tax, fee, assessments or charges as may be levied by Road Maintenance Association, if any, formed pursuant to document recorded as Auditor's File No. 8212100052.