

WHEN RECORDED RETURN TO:

Name: Robert D Foster and Tammin A Foster
Address: 17193 Big Fir Place
Mount Vernon, WA 98274

Land Title
01-183946

Escrow Number: 789846RT
Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Daniel D Eddy, an unmarried individual for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Robert D Foster and Tammin A Foster, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Lot 172, "PLAT OF NOOKACHAMP HILLS PUD PHASES 3 and 4, PL07-0870," as recorded on July 24, 2008, under Auditor's File No. 200807240089, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 172, Nookachamp Hills PUD Phases 3 And 4

Tax Parcel Number(s): P127725 / 49630001720000

Dated: April 1, 2021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 2021-1602

Apr 15 2021

Amount Paid \$10408.00
Skagit County Treasurer
By Josie L Bear Deputy

Signature and Notary follow on next page

This page is attached to and made a part of the Statutory Warranty Deed


Daniel D Eddy

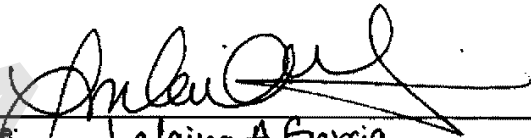
STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Daniel D Eddy** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 8, 2021


Name: Lalaina A Garcia
Notary Public in the State of Washington
Residing in Snohomish County
My Commission Expires: 7/10/2022

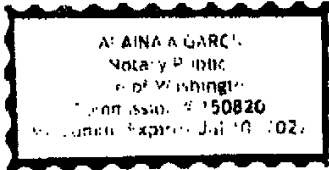


Exhibit A**Subject To:****A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee:	Skagit Valley Telephone Company
Dated:	Undisclosed
Recorded:	September 21, 1967
Auditor's No.:	704645
Purpose:	Telephone lines
Area Affected:	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.

B. 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.

C. Matters related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by document recorded under Auditor's File Nos. 8412050001 and 8411280007.**D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee:	Duncan McKay
Purpose:	Road Purposes
Area Affected:	A portion of said plat
Dated:	July 5, 1910
Auditor's No.:	80143

E. Matters relating to the possible formation of an association for the common areas of Otter Pond and association for horse arena and stable arena as disclosed in document recorded under Auditor's File No. 8310310059.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Island Construction, Inc., a Washington corporation
 And: Nookachamp Hills, LLC, a Washington limited liability company
 Dated: August 11, 2006
 Recorded: February 14, 2007
 Auditor's No.: 200702140164
 Regarding: Development and access agreement

G. EASEMENT, INCLUDING THE 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 1/2 of Section 25 and in the Northeast 1/4 of Section 36, all in Township 34 North, Range 4 East.

H. RESERVATIONS CONTAINED IN DEED:

Executed By: Union Lumber Company
 Recorded: November 11, 1909
 Auditor's No.: 76334
 As Follows:

Minerals and rights of entry. Said mineral rights are now vested of record in Skagit County.

I. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF

Between: Nookachamp Hills LLC
 And: Skagit County Sewer District No. 2
 Recorded: May 18, 2004
 Auditor's No.: 200405180073
 Regarding: Conditions and fees for connection to sewer system

J. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTION, 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 BY THE FOLLOWING:

Auditor's No.: 200404280064, 200410280240, 200508230083, 200807240091
 and 200812310104

K. DEVELOPER EXTENSION AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Nookachamp Hills, LLC
And: Skagit County Sewer District No. 2
Dated: April 5, 2006
Recorded: May 18, 2006
Auditor's File No.: 200605180169

L. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: May 31, 2007
Recorded: June 11, 2007
Auditor's No.: 200706110187
Purpose: Right to enter said premises to operate, maintain, 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.
Affects: Entire Plat

M. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

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

N. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 24, 2008
Auditor's File No.: 200807240090
Regarding: Lots 162-252, Nookachamp Hills, Phase 3 & 4

O. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

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

P. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Nookachamp Hills LLC, a limited liability company of the State of Washington and Nookachamp Hills Homeowners Association, a non-profit 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

Q. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Purpose: Sewer
Area Affected: Portion of subject property and other lands
Recorded: January 21, 2009
Auditor's No.: 200901210087***

End of Exhibit A