

When recorded return to:

John Rentschler and Amanda Rentschler  
23932 Nookachamp Hills Drive  
Mount Vernon, WA 98274

GNW 21-11400

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ryan J. Nibarger and Sarah A. Nibarger, husband and wife, 20450 East Ocotillo Road, Apt 222, Queen Creek, AZ 85142,

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

in hand paid, conveys, and warrants to John Rentschler and Amanda Rentschler, a married couple

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

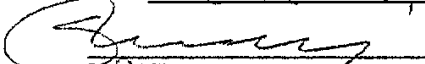
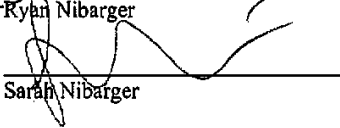
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lot 128, Plat of Nookachamp Hills PUD Phase 2B

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): P123221

Dated: June 23, 2021

  
\_\_\_\_\_  
Ryan Nibarger  
  
\_\_\_\_\_  
Sarah Nibarger

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2892

Jun 25 2021

Amount Paid \$11298.00  
Skagit County Treasurer  
By Flora Cruz Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ryan Nibarger and Sarah Nibarger 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: 23 day of June, 2021

*Marta Deahl*  
Signature

Escrow Assistant  
Title

My appointment expires: 10-13-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 23932 Nookachamp Hills Drive, Mount Vernon, WA 98274  
Tax Parcel Number(s): P123221

**Property Description:**

Lot 128, "PLAT OF NOOKACHAMP HILLS PUD PHASE 2B," as recorded on August 23, 2005, under Auditor's File No. 200508230082, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11400-KH

Page 3 of 5

**EXHIBIT B**  
21-11400-KH

1. Any invalidity, unenforceability, lack of priority, 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 Whatcom County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely.

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

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Nookachamp Hills PUD Phase IIB recorded August 23, 2005 as Auditor's File No. 200508230082.

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".

The above appears to have certain easements terminated or released, according to a document recorded November 14, 2013, as Auditor's File No. 201311140071.

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Nookachamp Hills, L.L.C., recorded November 2, 1998 as Auditor's File No. 199811020155.

The above appears to be amended according to documents recorded August 23, 2005, and December 31, 2008, as Auditor's File No. 200508230083, and 200812310104 respectively.

5. Easement, affecting a portion of subject property for the purpose of sewer mains including terms and provisions thereof granted to Skagit County Sewer District No. 2 recorded September 16 2005 as Auditor's File No. 200509160140

6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 1, 2005, as Auditor's File No. 200503010069.

7. Agreement, affecting subject property, regarding sewer development extension and the terms and provisions thereof between Nookachamp Hills, L.L.C. and Skagit County Sewer District No. 2, recorded May 18, 2004 as Auditor's File No. 200405180073.

8. Easement, affecting a portion of subject property for the purpose of constructing and maintaining a waterline including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County, Washington recorded September 13, 1990 as Auditor's File No. 199009130081

9. Reservations, provisions and/or exceptions contained in instrument executed by Walking Circle M, Inc., recorded August 31, 1979 as Auditor's File No. 197908310024.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11400-KH

Page 4 of 5

10. Easement, affecting a portion of subject property for the purpose of constructing, reconstructing, operating, inspecting, maintaining, or removing communication circuits including terms and provisions thereof granted to Skagit Valley Telephone Company recorded September 21, 1967 as Auditor's File No. 704645

11. Reservations, provisions and/or exceptions contained in instrument executed by Union Lumber Company, recorded November 11, 1909 as Auditor's File No. 76334.

12. Lot certification, including the terms and conditions thereof, recorded August 23, 2005 as Auditor's File No. 200508230084. Reference to the record being made for full particulars. The company makes no determination as to its affects.

13. Terms and conditions of Skagit County Sewer District Number 2 Annexation Request #83-4, recorded December 5, 1984 as Auditor's File No. 198412050001.

14. Terms and conditions of Findings and Order of the Skagit County Boundary Review Board, recorded November 28, 1984 as Auditor's File No. 198411280007.