

When recorded return to:
Rachel A. Tangaro
17153 Trout Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3497
Jul 30 2021
Amount Paid \$10230.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620047723

Escrow No.: 620047723

STATUTORY WARRANTY DEED

THE GRANTOR(S) John E. Lutgen and Rebekah A. Lutgen, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rachel A. Tangaro, a single person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 90, NOOKACHAMP HILLS PUD, PHASE IIA, ACCORDING TO THE PLAT THEREOF,
RECORDED SEPTEMBER 15, 2003, UNDER AUDITOR'S FILE NO. 200309150157, 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): P120770 / 4821-000-090-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 27, 2021

John E. Lutgen
John E. Lutgen
Rebekah A. Lutgen
Rebekah A. Lutgen

State of Washington
County of Skagit

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

Dated: July 29, 2021



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: September 21, 1967
 Auditor's No(s): 704645, records of Skagit County, Washington
 In favor of: Skagit Valley Telephone Company
 For: the right, privilege and authority to construct, reconstruct or other signal or communication circuits, consisting of such underground conduits, cables, manholes, poles and other markers, fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the following described property and the roads, streets or highways thereto adjoining.
 Affects: Southeast Quarter of 25-34-04 and other property

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: September 13, 1990
 Auditor's No(s): 9009130081, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 For: the perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described lands and premises
 Affects: Strips of land 60' in width in the Southwest Half of the Southeast Quarter of Section 25 and the North Half of the Northeast Quarter of Section 36 Township 34 North, Range 4 East of the Willamette Meridian

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 5, 1910
 Auditor's No(s): 80143, records of Skagit County, Washington
 In favor of: Duncan McKay
 For: Road purposes
 Affects: A portion of the subject property

 Note: Exact location and extent of easement is undisclosed of record.

4. Stipulation contained in Deed executed by Walking Circle M., Inc., to MV Association dated July 25, 1979, recorded August 31, 1979 under Auditor's File No. 7908310024, records of Skagit County, Washington

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: December 10, 1982
 Auditor's No(s): 8212100052, records of Skagit County, Washington
 In favor of: Present and Future owners of the following described property: Portions of Sections 13, 19, 24, 25, 30, 31 and 36 of Township 34 North, Range 4 East of the

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

- Willamette Meridian
For: Ingress, egress, drainage and utilities
6. Matters related to annexing a portion of the subject property onto Skagit County Sewer District No. 2, as disclosed by documents recorded under Recording No. 8412050001 and Recording No. 8411280007, records of Skagit County, Washington.
 7. 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, records of Skagit County, Washington.
 8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 11, 1979
Auditor's No(s): 7912110003, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North Half of the Northeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying East of the County Road
 9. Easement, including the terms and conditions thereof, granted by instrument;
Dated: June 8, 1990
Recorded: September 13, 1990
Auditor's No.: 9009130081, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Water pipe lines, etc.
Affects: 60 foot wide strip of land in the South Half of Section 25 and in the Northeast Quarter of Section 36, all in Township 34 North, Range 4 East of the Willamette Meridian
 10. Agreement, including the terms and conditions thereof; entered into;
By: Nookachamp Hills L.L.C.
And Between: Skagit County Sewer District
Recording No.: 9711180087
Recording No.: 200011290046
Recording No.: 200208150099
Providing: Developer Extension Agreement
Affects: Said premises and other property
 11. Easement, including the terms and conditions thereof, granted by instrument;
Recording No.: 200304070122
Recording No.: 200307150203
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

EXHIBIT "A"Exceptions
(continued)

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A Strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

12. Agreement, including the terms and conditions thereof; entered into;
 By: Dan Mitzel/Nookachamp Hills Phase 2A
 And Between: Skagit County Sewer District No. 2
 Recorded: February 12, 2004
 Auditor's No. 200402120196, records of Skagit County, Washington
13. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: February 12, 2004
 Auditor's No(s): 200402120195, records of Skagit County, Washington
 In favor of: Sewer main with necessary appurtenances
 For: Various portion of said plat
14. 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 the Plat of Nookachamp Hills PUD, Phase IIA:
 Recording No: 200309150157
15. 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
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: May 23, 2005
 Recording No.: 200508230083

EXHIBIT "A"
Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 24, 2008
Recording No.: 200807240091

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 2008
Recording No.: 200812310104

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 2015
Recording No.: 201509150041

16. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Nookachamp Hills PUD Homeowners Association
Recording Date: November 2, 1998
Recording No.: 9811020155

17. Terms, conditions, and restrictions of that instrument entitled Conveyance of Sewer Facility;
Recorded: July 26, 2005
Auditor's No(s): 200507260203, records of Skagit County, Washington

18. 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

EXHIBIT "A"

Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
20. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.
21. City, county or local improvement district assessments, if any.