

When recorded return to:
Barry D. Northcutt and Kathryn A. Northcutt
24205 Nookachamp Hills Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049637

CHICAGO TITLE
020049637

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Mcilhattan and Young B. Hutchinson, also appearing of record as Michael R. Mcilhattan and Young B. Hutchison, both unmarried, each as their respective separate estates

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Barry D. Northcutt and Kathryn A. Northcutt, a married couple

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

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

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

LT 196, "PLAT OF NOOKACHAMP HILLS PUD PHASES 3 & 4, PL07-0870"

Tax Parcel Number(s): P127749 / 4963-000-196-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5360

Nov 23 2021

Amount Paid \$15107.20

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 1, 2021

Young B. Hutchinson
Young B. Hutchinson
Michael R. McIlhattan
Michael R. McIlhattan

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that
Young B. Hutchinson and Michael R. McIlhattan
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: November 8, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127749 / 4963-000-196-0000

LOT 196, "PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870", AS PER PLAT RECORDED IN SKAGIT COUNTY UNDER AUDITOR'S FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Union Lumber Company
Recording Date: November 11, 1909
Recording No.: 76334

The Company makes no representations about the present ownership of these reserved and excepted interests.
2. 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
3. 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, together with necessary appurtenances
Recording Date: March 22, 1929
Recording No.: 221300
Affects: Portion of said plat
4. 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, together with necessary appurtenances
Recording Date: July 19, 1950
Recording No.: 448495
Recording No.: 448498
Affects: Portion of said plat
5. 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

EXHIBIT "B"Exceptions
(continued)

Recording No.: 704645
Affects: A portion of said plat

6. Stipulation contained in Deed executed by Walking Circle M., Inc., to MV Associates, dated July 25, 1979, recorded August 31, 1979, under Recording No. 7908310024, as follows:

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for:

A. 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;

B. The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed; and

C. 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.

7. 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
Affects:

An easement lying within the Southeast ¼ of Section 24, and all of Section 25, Township 34 North, Range 5 East, W.M., in Skagit County, Washington, for the purpose of ingress, egress, drainage and utilities over, under and across a strip of land 60.00 feet in width, having 30.00 feet of such width lying on each side of a centerline described on this easement document.

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 and the terms and conditions thereof:

Recording Date: October 31, 1983
Recording No: 8310310059

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

EXHIBIT "B"

Exceptions
(continued)

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. Assessment by the Public Utility District No. 1 of Skagit County, as disclosed by the following recorded document:

Recording Date: May 18, 1992
Recording No.: 9205180106
Local Utility District (LUD) No. 12

11. 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: August 23, 2005
Recording No.: 200508230083

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

12. 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

EXHIBIT "B"**Exceptions
(continued)**

set forth below:

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

13. 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

14. Agreement and the terms and conditions thereof:

Executed by: 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

15. Agreement and the terms and conditions thereof:

Executed by: Nookachamp Hills LLC, a limited liability company of the State of Washington and Nookachamp Hills Homeowners Association, a nonprofit association in the State of Washington and Skagit County Sewer District No. 2, a municipal corporation of the State of Washington
 Dated Date: September 19, 2006
 Recording Date: October 6, 2006
 Recording No.: 200610060124
 Regarding: Bridge Agreement

16. Agreement and the terms and conditions thereof:

Executed by: Island Construction, Inc., a Washington corporation and Nookachamp Hills, LLC, a Washington limited liability company; Daniel Mitzel, an individual and Paul Rutter, an individual
 Dated Date: August 11, 2006
 Recording Date: February 14, 2007
 Recording No.: 200702140164
 Regarding: Development and Access agreement

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

EXHIBIT "B"

Exceptions
(continued)

document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 11, 2007
Recording No.: 200706110187
Affects: A portion of said plat

18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Phases 3 and 4, PL07-0870:

Recording No: 200807240089

19. Lot Certification and the terms and conditions thereof

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

20. 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, a municipal corporation of Skagit County, Washington
Purpose: Sewer
Recording Date: January 21, 2009
Recording No.: 200901210087
Affects: Portion of said premises and other premises

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

22. 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

EXHIBIT "B"Exceptions
(continued)

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."

23. City, county or local improvement district assessments, if any.