

When recorded return to:
Mark J Weindorf
Mark Weindorf, Trustee of the Mark & Eva
Weindorf Living Revocable Trust dated May 15,
2020
17014 Trout Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051083

CHICAGO TITLE
620051083

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janet Oertli and Carl Neil Anderson, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mark Weindorf, Trustee of the Mark & Eva Weindorf Living
Revocable Trust dated May 15, 2020

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 9, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 1,"

Tax Parcel Number(s): P113849/4722-000-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221218

Mar 29 2022

Amount Paid \$10675.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 25, 2022

Janet Oertli _____
[Signature]
Carl Neil Anderson _____

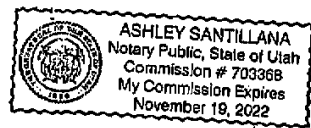
State of Utah
County of Salt Lake

This record was acknowledged before me on 3/26/2022 by
Carl Neil Anderson

[Signature]

(Signature of notary public)

Notary Public in and for the State of Utah
Residing at: Salt Lake County
My commission expires: 11/19/2022



STATUTORY WARRANTY DEED
(continued)

Dated: March 25, 2022

Janet Oertli
Janet Oertli

Carl Neil Anderson

State of Utah
County of Washington

This record was acknowledged before me on 3-25-22 by
Janet Oertli only.

Joelyn Waters
(Signature of notary public)

Notary Public in and for the State of Utah
Residing at: Utah, Washington
My commission expires: 3/12/2023

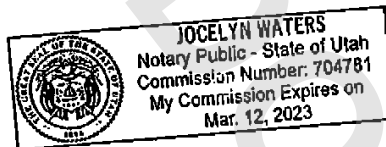


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113849/4722-000-009-0000

LOT 9, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 1," AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 26 THROUGH 31, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND DRAINAGE OVER A PORTION OF LOT 8, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I," AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 26 THROUGH 31, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS CONVEYED IN DOCUMENT RECORDED ON MARCH 15, 2002, UNDER AUDITOR'S FILE NO. 200203150191, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: November 11, 1909
Auditor's No(s): 76334, records of Skagit County, Washington
Executed By: Union Lumber Company
As Follows: Minerals and rights of entry.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 5, 1910
Auditor's No(s): 80143
For: Road purposes
3. Reservations and recitals contained in the Deed as set forth below:
Recording Date: August 31, 1979
Recording No.: 7908310024
4. 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.
5. 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, records of Skagit County, Washington.
6. Easement, including the terms and conditions thereof, granted 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, 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.
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT PHASE I;

EXHIBIT "B"

**Exceptions
(continued)**

Recording No: 9811020154

8. 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: December 31, 2008 and September 15, 2015
Recording No.: 200812310104 and 201509150041

9. 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 mains and the necessary appurtenances
Recording Date: April 12, 1999
Recording No.: 9904120146
Affects: Portion of said premises and other property

10. Terms and conditions contained in the document entitled Conveyance of Sewer Facility;

Recording Date: April 12, 1999
Recording No.: 9904120148

11. 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 LLC, a Washington Limited Liability Company
Recording Date: November 5, 1998
Recording No.: 9811020155

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

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

14. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

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

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