

**When recorded return to:**

Wanda Faller  
3922 Bay Ln  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**Chicago Title Company**  
**620051065**

Escrow No.: 620051065

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Allen D. Wirz and Patricia J. Wirz, 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 Wanda Faller, an unmarried person

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

LOT 197, NOOKACHAMP HILLS PUD PHASES 3 AND 4, PLOT-0870, ACCORDING TO THE  
PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200807240089. 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): P127750 / 4963-000-197-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221245


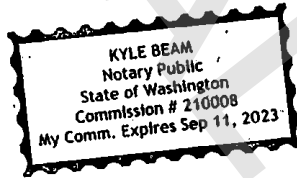
Mar 30 2022

Amount Paid \$15125.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 23, 2022

  
Allen D. Wirz  
Patricia J. WirzState of WA  
County of SkaistThis record was acknowledged before me on 3-28-22 by Allen D. Wirz and Patricia J. Wirz.  
(Signature of notary public)Notary Public in and for the State of WA  
Residing at: Skaist  
My commission expires: 9-11-23

**EXHIBIT "A"**  
Exceptions

1. 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  
Recording No.: 704645  
Affects: A portion of said plat
2. Reservations and recitals contained in the Deed as set forth below:  
Grantor: Walking Circle M., Inc.  
Grantee: MV Associates  
Dated: July 25, 1979  
Recording Date: August 31, 1979  
Recording No.: 7908310024
3. 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
4. Reservations and recitals contained in the Deed as set forth below:  
Recording Date: November 11, 1909  
Recording No.: 76334  
No determination has been made as to the current ownership or other matters affecting said reservations.
5. 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  
Recording Date: July 19, 1950  
Recording No.: 448498  
Affects: Portion of said plat
6. 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  
Recording Date: March 22, 1929  
Recording No.: 221300  
Affects: Portion of said plat
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

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

document:

Granted to: Duncan McKay

Purpose: Road purposes

Recording Date: July 5, 1910

Recording No.: 80143

Affects: A portion of said plat

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 as disclosed by document recorded under recording number 8310310059.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
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. 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
11. Agreement and the terms and conditions thereof:  
Between: 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
12. Agreement, and the terms and conditions thereof:  
Dated: September 19, 2006  
Recording Date: October 6, 2006  
Recording No.: 200610060124  
Regarding: Bridge Agreement
13. Agreement and the terms and conditions thereof:  
Dated: August 11, 2006  
Recording Date: February 14, 2007  
Recording No.: 200702140164  
Regarding: Development and access agreement

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

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: June 11, 2007  
Recording No.: 200706110187  
Affects: A portion of said plat
15. 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 PUD PHASES 3 AND 4, PL07-0870:  
Recording No: 200807240089
16. 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: December 31, 2008  
Recording No.: 200812310104  
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
17. Lot Certification and the terms and conditions thereof  
Recording Date: July 24, 2008  
Recording No.: 200807240090  
Affects: Lots 162-252
18. Title Notification including the terms, covenants and provisions thereof

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

Recording Date: June 21, 2016  
Recording No.: 201606210008

19. 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 you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
20. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
21. City, county or local improvement district assessments, if any.