

When recorded return to:
Allison Arkle and Christopher Arkle
17125 Sockeye Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620051831

Escrow No.: 620051831

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott R. Stalcup and Chelsea A. Stalcup, 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 Christopher Arkle and Allison Arkle, a married couple

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

LOT 101, 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): P120781 / 4821-000-101-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222609

Jun 24 2022

Amount Paid \$11476.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 21, 2022

Scott R Stalcup
Scott R. Stalcup

Chelsea A Stalcup
Chelsea A. Stalcup

State of Washington
County of Skaagit

This record was acknowledged before me on 06-21-2022 by Scott R. Stalcup and Chelsea A. Stalcup.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03-01-2024

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

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: September 21, 1967
 Recording No. 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
 Recording No. 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. Stipulation contained in Deed executed by Walking Circle M., Inc., to MV Association dated July 25, 1979, recorded August 31, 1979 under Recording No. 7908310024, records of Skagit County, Washington

4. 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.

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 Willamette Meridian
 For: Ingress, egress, drainage and utilities

EXHIBIT "A"

Exceptions
(continued)

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
 Recording No. 8411280007
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 Recording 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, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
12. Agreement, including the terms and conditions thereof; entered into;
 By: Dan Mitzel/Nookachamp Hills Phase 2A

EXHIBIT "A"Exceptions
(continued)

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
 Recording No. 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, 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 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: August 23, 2005 and December 31, 2008
 Recording No.: 200508230083
 Recording No.: 200812310104

 Declarant's change of address;
 Recorded: April 28, 2004; October 28, 2004
 Recording No.: 200404280064
 Recording No.: 200410280240
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 Homeowner's Association

EXHIBIT "A"

Exceptions
(continued)

Recording Date: November 2, 1998
Recording No.: 981102015

17. Assessment by Public Utility District No. 1 of Skagit County, State of Washington, as disclosed by the following instrument;

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

18. Terms, conditions, and restrictions of that instrument entitled Conveyance of Sewer Facility;
Recorded: July 26, 2005
Recording No. 200507260203, records of Skagit County, Washington

19. Skagit County Right-To-Manage Natural Resource Land Disclosure, and the terms and conditions thereof:

Recording Date: March 16, 2018
Recording No.: 201803160134

20. 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."

21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 25, 2022
between Allison Arkle Christopher Arkle ("Buyer")
Buyer Buyer
and Scott R Stalcup Chelsea A Stalcup ("Seller")
Seller Seller
concerning 17125 Sockeye Dr Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Allison Arke 05/25/22
Buyer Date

Authenticator
Scott R Stalcup 04/21/2022
Seller Date

Authenticator
Chris Arkle 05/25/22
Buyer Date

Authenticator
Chelsea A Stalcup 04/21/2022
Seller Date