

**When recorded return to:**

Jessica Treat  
17220 Bulltrout Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222680

Jun 29 2022

Amount Paid \$10675.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620051938

Escrow No.: 620051938

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jason G. Souza and Amy F. Souza, also appearing of record as Amy M. Frost, 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 Jessica Treat, married woman

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

LOT 153, PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 2B, AS RECORDED AUGUST 23, 2005, UNDER AUDITOR'S FILE NO. 200508230082, 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): P123246 / 4868-000-153-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: June 17, 2022

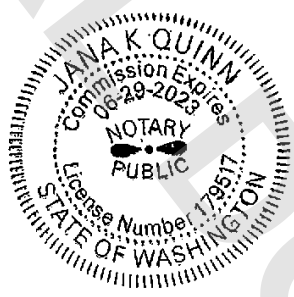
  
\_\_\_\_\_  
Jason G. Souza

  
\_\_\_\_\_  
Amy F. Souza

State of Washington  
County of Skaigt

This record was acknowledged before me on 06/29/2022 by Jason G. Souza and Amy F. Souza.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023



**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                          |
  
2. 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: | August 31, 1979 |
| Recording No.:  | 7908310024      |
  
3. Matters, if any, related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by instrument(s) recorded under:  
  

|               |            |
|---------------|------------|
| Recording No. | 8412050001 |
| Recording No. | 8411280007 |
  
4. 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:        | Pipeline(s) and/or main(s) for the transmission and/or distribution of water |
| Recording Date: | September 19, 1990   |
| Recording No.:  | 9009130081   |
  
5. 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  
  

|                |       |
|----------------|-------|
| Recording No.: | 76334 |
|----------------|-------|

  
No determination has been made as to the current ownership or other matters affecting said reservations.

**EXHIBIT "A"**

Exceptions  
(continued)

6. Agreement, including the terms and conditions thereof;
- Between: Nookachamp Hills LLC and Skagit County Sewer District No. 2  
 Recording Date: May 18, 2005  
 Recording No.: 200405180073  
 Regarding: Conditions and fees for connecting to sewer system
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: March 1, 2005  
 Recording No.: 200503010069
8. 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 Planned Unit Development, Phase 2B:
- Recording No: 200508230082
9. 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 No.: 200508230083  
 Recording No.: 200807240091  
 Recording No.: 200812310104  
 Recording No.: 201509150041
10. 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:

**EXHIBIT "A"**

Exceptions  
(continued)

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

11. Agreement(s), including the terms and conditions thereof;
- Between: Nookachamp Hills LLC and Skagit County Sewer District  
Recording No.: 9711180087  
Recording No. 200405180073  
Regarding: Developer Extension Agreement
12. 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  
Recording Date: September 16, 2005  
Recording No.: 200509160140
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. 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."

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 6.7.2022  
between Jessica Treat (Buyer)  
Buyer Jason Souza Amy Souza (Seller)  
Seller  
concerning 17220 Bulltrout Lane 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  
Jessica Treat 06/07/22  
Buyer Date  
Buyer Date

Authenticator  
Jason Souza 05/16/2022  
Seller Date  
Authenticator  
Amy Souza 05/16/2022  
Seller Date