

**When recorded return to:**  
Jennifer A. West and Shawn H.D. West  
17109 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

**CHICAGO TITLE**  
620051890

Escrow No.: 620051890

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) N. Thomas Luehmann and Debra F. Luehmann, 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 Jennifer A. West and Shawn H.D. West, 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 45, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I,"

Tax Parcel Number(s): P113886 / 4722-000-045-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223303

Aug 11 2022

Amount Paid \$12453.01  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 5, 2022

*N. Thomas Luehmann*  
N. Thomas Luehmann

*Debra F. Luehmann*  
Debra F. Luehmann

State of Washington  
County of Skaagit

This record was acknowledged before me on 08-09-2022 by  
N. Thomas Luehmann and Debra F Luehmann

*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"**  
Legal Description

**For APN/Parcel ID(s): P113886 / 4722-000-045-0000**

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LOT 45, "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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 Plat of Nookachamp Hills Planned Unit Development Phase I:

Recording No: 9811020154

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 5, 1910  
Recording No.: 80143  
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.

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 13, 1990  
Recording No.: 9009130081  
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.

AMENDED by instrument(s):

Recorded: February 25, 1999  
Recording No: 9902250045

4. 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

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

from the existing well as needed.

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 of the Willamette Meridian.

5. Matters related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by document recorded under Recording No.: 8412050001 and Recording No.: 8411280007, records of Skagit County, Washington.
6. 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.
7. Covenants, conditions and restrictions 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 11, 1909  
Recording No.: 76334

8. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: March 30, 1999  
Recording No.: 9903300066  
In favor of: Skagit County Sewer District No. 2  
For: Access, ingress and egress

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. Agreement, including the terms and conditions thereof; entered into;

By: Nookachamp Hills LLC Phase 1  
And Between: Skagit County Sewer District No. 2  
Recorded: April 12, 1999

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

Recording No.: 9904120147  
Providing: Sewer Service

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

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

12. 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  
Recording No.: 200812310104

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 2015  
Recording No.: 201509150041

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):

Recorded: November 2, 1998  
Recording No.: 9811020155  
Imposed By: Nookachamp Hills PUD Homeowners Association

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 Survey:

Recording No: 200211150147

15. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

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

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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Dues, Charges and/or Assessments, if any, levied by Nookachamp Hills PUD Homeowners Association.
18. City, county or local improvement district assessments, if any.