

When recorded return to:
Gregory Thomas Norton and Tina Marie
Brown-Norton
24038 Dolphin Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223930

Sep 23 2022

Amount Paid \$14626.60

Skagit County Treasurer

By Josie Bear Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

**CHICAGO TITLE COMPANY
620051962**

Escrow No.: 245453285

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jamie Howard and Marissa Howard, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Gregory Thomas Norton and Tina Marie Brown-Norton, a married couple

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

Lot 213, "Plat of Nookachamp Hills PUD Phases 3 and 4, PL07-0870," according to the plat thereof recorded July 24, 2008 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): P127766 / 4963-000-213-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

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 from the existing well as needed; and
- 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, W.M.

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
Affects: Portion of said premises

- 4. 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
Grantor: Union Lumber Company
Recording Date: November 11, 1909
Recording No.: 76334

NOTE: This exception does not include present ownership of the above mineral rights.

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, together with necessary appurtenances
Recording Date: July 19, 1950
Recording No.: 448498
Recording No.: 448495
Affects: Portion of said plat

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, together with necessary appurtenances
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 document:

STATUTORY WARRANTY DEED

(continued)

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 No. 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
Agreement and the terms and conditions thereof:
Between: Skagit County Sewer District No. 2
And: Nookachamp Hills LLC
Dated: April 5, 2006
Recorded: May 18, 2006

Recording No.: 200605180169
Regarding: Sewer lines
Agreement and the terms and conditions thereof:
Executed by: Nookachamp Hills LLC, a limited liability company of the State of Washington
and

Nookachamp Hills Homeowners Association, a nonprofit association in the State of Washington

Recording Date: October 6, 2006
Recording No.: 200610060124

13. Agreement and the terms and conditions thereof:

Between: Island Construction, Inc., a Washington corporation
And: Nookachamp Hills, LLC, a Washington limited liability company; Daniel Mitzel, an individual

and Paul Rutter, an individual
Dated: August 11, 2006
Recorded: February 14, 2007
Recording No.: 200702140164

Regarding: Development and access agreement
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

STATUTORY WARRANTY DEED

(continued)

document:

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

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 the Plat of Nookachamp Hills Pud Phases 3 and 4, PI07-0870:

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: September 15, 2015

Recording No.: 201509150041

17. 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 Homeowners Association

Recording Date: November 2, 1998

Recording No.: 9811020155

18. Lot Certification and the terms and conditions thereof

STATUTORY WARRANTY DEED

(continued)

Recording Date: July 24, 2008

Recording No.: 200807240090

Affect: Lots 162-252

19. Assessment by the Public Utility District No. 1 of Skagit County, as disclosed by the following recorded document:

Recording Date: May 18, 1992

Recording No.: 9205180106

Local Utility District (LUD) No. 12

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.

STATUTORY WARRANTY DEED
(continued)

Dated: September 14, 2022

Jamie Howard

Jamie Howard

Marissa Howard

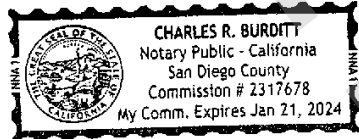
Marissa Howard

State of CALIFORNIA
County of SAN DIEGO

This record was acknowledged before me on SEPT. 21, 2022 by Jamie Howard and Marissa Howard.

Charles R. Burditt

(Signature of notary public)
Notary Public in and for the State of CA
My appointment expires: 01-21-2024



CALIFORNIA NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO

On SEPT. 21, 2022 before me, Charles R. Burditt, Notary Public
(insert the name and title of the officer)
personally appeared JAMIE HOWARD AND MARISSA HOWARD

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Charles R. Burditt (SEAL)

