

202308140048

08/14/2023 12:24 PM Pages: 1 of 8 Fees: \$210.50
Skagit County Auditor, WA

When recorded return to:

Sara Jane Logue, an unmarried person
23919 Nookachamp Hills Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237654

Aug 14 2023

Amount Paid \$14599.40

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

Escrow No.: 620054280

CHICAGO TITLE

Le 20054280

STATUTORY WARRANTY DEED

THE GRANTOR(S) Yaopeng Ma and Shixiang Chen, 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 Sara Jane Logue, an unmarried person

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. 125, NOOKACHAMP HILLS PUD, PHASE IIB, REC NO. 200508230082

Tax Parcel Number(s): P123218 / 4868-000-125-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2023

Yaopeng Ma
Yaopeng Ma

Shixiang Chen
Shixiang Chen

State of Washington
County of Skagit

This record was acknowledged before me on August 10, 2023 by Yaopeng Ma and Shixiang Chen.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

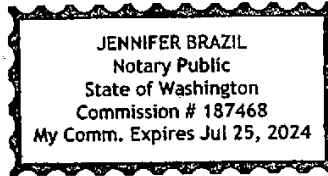


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123218 / 4868-000-125-0000

LOT 125, "NOOKACHAMP HILLS PUD, PHASE IIB," AS PER PLAT RECORDED AUGUST 23, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200508230082, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 number 8412050001 and recording number 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
NOTE: This exception does not include present ownership of the above mineral rights.
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

EXHIBIT "B"
Exceptions
(continued)

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 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 Date: August 23, 2005
Recording No.: 200508230083

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

EXHIBIT "B"

Exceptions
(continued)

Recording Date: September 15, 2015
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:

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

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. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services - Plat Lot of Record Certification:

Recording Date: August 23, 2005
Recording No.: 200508230084

13. 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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"

Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
15. Skagit County "Right to Farm" Disclosure Statement as recorded under Recording No. 201401080039.
 16. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
 17. City, county or local improvement district assessments, if any.
 18. Assessments, if any, levied by Skagit County Sewer District No. 2.
 19. Assessments, if any, levied by Nookachamp Hills PUD Homeowners Association.

John L. Scott
REAL ESTATE

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 July 21, 2023
between Sara Logue ("Buyer")
Buyer Buyer
and Yao P. Ma Shixiang Chen ("Seller")
Seller Seller
concerning 23919 Nookachamp Hills Drive 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.

Authenticat...
Sara Logue 07/21/23
Buyer Date

Authenticat...
Yao Ma 05/24/2023
Seller Date

Authenticat...
Shixiang Chen 05/24/2023
Seller Date