

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20249410
Date 01/24/2024

WHEN RECORDED RETURN TO:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225

PERSONAL REPRESENTATIVE'S DEED
(Distribution of Real Property from Testate Estate)

GRANTOR: BARBARA A. LIPP, as Personal Representative
of the Estate of CHARLES ALBERT LIPP, II
GRANTEE: BARBARA A. LIPP
LEGAL DESCRIPTION: NOOKACHAMP HILLS PUD PHASES 3 AND 4, LOT 229
(Full legal on page 2 & Exhibit A)
PARCEL NO.: P127782
REFERENCE NOS.: 201811150037 (previous deed)

1. **GRANTOR.** I, Barbara A. Lipp, am the duly appointed, qualified, and acting Personal Representative of the estate of Charles Albert Lipp, II, deceased, Skagit County, Washington, Superior Court Cause No. 23-4-00551-29 See certified Letters Testamentary attached hereto as **Exhibit B.**
2. **GRANTEE.** The Grantee is Barbara A. Lipp, the beneficiary of Decedent's Estate.
3. **DECEDENT'S ESTATE.** Charles Albert Lipp, II (hereinafter "Decedent") died on August 25, 2023, with a validly executed Last Will and Testament dated June 16, 2004. The Decedent previously obtained title as Charlie Lipp on the Statutory Warranty Deed recorded under Skagit County Auditor No. 201811150037. On October 10, 2023, Barbara A. Lipp was appointed Personal Representative of Decedent's Estate and granted nonintervention powers for the administration of his Estate.

4. **REAL PROPERTY.** Among the assets of Decedent's Estate is the following described real property, and all improvements thereon, located in Skagit County, Washington:

LOT 229, NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870,
ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S
FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

5. **CONSIDERATION.** This conveyance is made in consideration of the Grantee being Beneficiary under the terms of Decedent's Estate.
6. **CONVEYANCE.** Grantor conveys, grants, and quitclaims to Barbara A. Lipp, as her separate property, all of the interest of Decedent's estate in the real property, and all improvements thereon, described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property, and all improvements thereon at their death.

Dated this 23rd day of January, 2024.

Estate of CHARLES ALBERT LIPP, II, Deceased



BARBARA A. LIPP
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that BARBARA A. LIPP is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 23rd day of January, 2024.



DARELENA DH CHAFE
Notary Public in and for the
State of Washington
Residing in Burlington
My commission expires: 07/23/2026



EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) show below and the 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

2. Stipulated contained in Deed executed by Walking Circle M., Inc., to MV associates, dated July 25, 1979, recorded August 31, 1979, under Auditor's File No. 7908310024 as follows:

The 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 at 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:

An easement lying within the Southeast $\frac{1}{4}$ of Section 24, and all of Section 25, Township 34 North, Range 5 East, W.M. in Skagit County, Washington, for the purposes of ingress, egress, drainage and utilities over, under and across a strip of land 60.00 feet in width, having 30.00 feet of such width lying on each side of a centerline described on this easement of document.

4. Reservation contained in Deed:

Executed by: Union Lumber Company
 Recorded: November 11, 1909

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T: 360.647.8846 F: 360.647.8854

Auditor's No: 76334
 As follows: Mineral and rights of entry. Said mineral rights are now vested of record in Skagit County.

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 and 448495
 Affects: Portion of said plat

6. 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 document:

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 Auditor's File No. 8310310059.

9. Easement(s) for the purpose(s) show 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: Skagit County Sewer District No. 2
 Purpose: Sewer lines
 Recording Date: September 16, 2005
 Recording No.: 200509160140
 Affects: A portion of said plat

11. Agreement and terms and conditions thereof:

Between: Skagit County Sewer District No. 2
 And: Nookachamp Hills LLC
 Dated: April 5, 2006
 Recorded: May 18, 2006
 Auditor's No.: 200605180169
 Regarding: Sewer lines

12. Agreement, and terms and conditions thereof:

Between: Nookachamp Hills LLC, a limited liability company of the State of Washington and Nookachamp Hills Homeowner's Association, a nonprofit association in the State of Washington
 And: Skagit County Sewer District No. 2 a Municipal Corporation of the State of Washington.
 Dated: September 19, 2006
 Recorded: October 6, 2006
 Auditor's No.: 200610060124
 Regarding: Bridge Agreement

13. Agreement and the terms of 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
 Auditor's No.: 200702140164
 Regarding: Development and access agreement

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

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: July 11, 2007
 Recording No.: 200706110187
 Affects: A portion of said plat

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including 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 NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870:

Recording No: 200807240089

16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including 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;

Recorded: November 2, 1998
 Auditor's No(s): 9811020155, records of Skagit County, Washington
 Executed: Nookachamp Hills, LLC

Amended by instrument(s):

Recorded: August 23, 2005; December 31, 2008, and July 24, 2008
 Auditor's No(s): 200508230083; 200812310104, 200807240091, and 201509150041 records of Skagit County, Washington.

17. Lot Certification and the terms and conditions thereof:

Recording Date: July 24, 2008
 Recording No.: 200807240090
 Affects: Lots 162-252

18. 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

19. The property may be subject to the Skagit County Right-to-Manage Natural Resources Land Disclosure, Skagit County Section 14.38, which states:

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“This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within ¼ miles of rural resource, forest or mineral resource land 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 the 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 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 NR Lands, you will have setback requirements from designated NR Lands.”

20. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied in Skagit County Sewer District No. 2.
22. Assessments, if any, levied by Nookachamp Hills PUD Homeowner’s Association.
23. The Builder has first right of refusal for repurchasing the lot if buyer wishes to sell the property within 1 year of recording this Deed.

EXHIBIT

FILED
Skagit County Clerk
Skagit County, WA
10/10/2023

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of CHARLES ALBERT LIPP, II:	No. 23-4-00551-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of CHARLES ALBERT LIPP, II late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on October 10, 2023.
- 1.2 In that will BARBARA A LIPP is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT BARBARA A LIPP is authorized by this court to execute the will of the above decedent according to law.

DATED 10/10/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on October 10, 2023.

I further certify that these letters are now in full force and effect.

DATED: 10/10/2023

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY *Kristen Denton*
Deputy Clerk

