

When recorded return to:

Oksana Warner and Kristopher Warner
24166 Fly Fish Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249460
Jan 31 2024
Amount Paid \$2837.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 23-19736

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barry Harper, as his separate estate, 208 North Waugh Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Oksana Warner and Kristopher Warner, wife and husband

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 170, Nookachamp Hills PUD PH. 3 & 4

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P127723

Dated: 1-30-24

[Signature]
Barry Harper

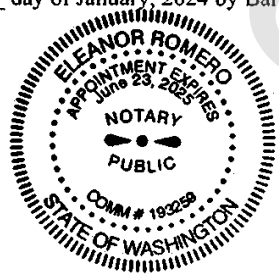
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 30th day of January, 2024 by Barry Harper.

Sleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



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LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 17205 Big Fir Place, Mount Vernon, WA 98274
Tax Parcel Number(s): P127723

Property Description:

Lot 170, Plat of "NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870", as per plat recorded as Skagit County Auditor's File No.200807240089, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19736-KH

Page 2 of 6

EXHIBIT B
23-19736-KH

12. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Skagit Valley Telephone Company

Recorded: September 21, 1967

Auditor's No.: 704645

Purpose: Telephone lines

Area Affected: The Southeast ¼ of Section 25, Township 34 North, Range 4 East, W.M., and West ½ of Section 30, Township 34 North, Range 5 East, W.M.

13. Stipulation 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:

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for: 1. 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; 2. The right to use the existing well and waterlines on the subject property, and to take water from the existing well as needed; and 3. 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.

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

In Favor Of: Many nearby parcels of land

Recorded: December 10, 1982

Auditor's No.: 8212100052

Purpose: Ingress, egress, drainage and utilities

Area Affected: An easement lying within the Southeast ¼ of Section 24, and all of Section 25, Township 34 North, Range 5 East, W.M., in Skagit County, Washington, for the purpose 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 document.

15. RESERVATION CONTAINED IN DEED

Executed by: Union Lumber Company

Recorded: November 11, 1909

Auditor's No.: 76334

As Follows: Minerals and right of entry.

Said mineral rights are now vested of record in Skagit County.

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.

Dated: July 19, 1950

Recorded: July 19, 1950

Auditor's No.: 448498

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected: The right of entry for this easement is 30 feet in width, the center line of which is described on this easement document affecting Government Lot 3 in said Section 30

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19736-KH

Page 3 of 6

Dated: March 22, 1929
Recorded: March 22, 1929
Auditor's No.: 221300

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected: Commencing at a point on the East line of the Mount Vernon and Big Lake Road 450 feet North of the South line of the Southeast ¼ of the Southwest ¼ of Section 25, Township 34 North, Range 4 East, W.M.; thence run East along the North line of a private road running through said described 40 and also through the Southwest ¼ of the Southeast ¼ of said Section, Township and Range for a distance of about 1400 feet, said line and easement so given is to hereafter be surveyed, staked and laid out and when so staked and laid out and poles and lines erected thereon the same shall be the easement hereby intended to be conveyed.

18. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Duncan McKay
Dated: January 5, 1910
Recorded: July 5, 1910
Auditor's No.: 80143
Purpose: Road purposes

19. 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.

20. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: June 8, 1990
Recorded: September 13, 1990
Auditor's No.: 9009130081
Purpose: Water Pipe Lines, etc.

Area Affected: 60-foot wide strip of land in South ½ of Section 25 and in the Northeast ¼ of Section 36, all in Township 34 North, Range 4 East, W.M.

21. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF: Grantee: Skagit County Sewer District No. 2 Dated: June 21, 2005 Recorded: September 16, 2005 Auditor's No.: 200509160140 Purpose: Sewer easement Area Affected: Many strips of land

22. AGREEMENT, AND THE TERMS AND PROVISIONS 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

23. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: 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
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

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19736-KH

Page 4 of 6

24. AGREEMENT, AND THE TERMS AND PROVISIONS 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
25. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: May 31, 2007 Recorded: June 11, 2007
Auditor's No.: 200706110187
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of the subject property
26. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:
Name: Nookachamp Hills PUD Phases 3 and 4, PL07-0870
Recorded: July 24, 2008
Auditor's No.: 200807240089
- The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
27. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:
Dated: October 13, 1998
Recorded: November 2, 1998
Auditor's No.: 9811020155
Executed By: Nookachamp Hills, LLC
- ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:
- Declaration Dated: August 8, 2005 Recorded: August 23, 2005, July 24, 2008, December 31, 2008 and September 15, 2015
Auditor's No.: 200508230083, 200807240091, 200812310104 and 201509150041
28. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.
Recorded: July 24, 2008
Auditor's No.: 200807240090
Affects: Lots 162 through 252
29. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:
Between: Nookachamp Hills LLC, a limited liability company of the State of Washington
And: Skagit County Sewer District No. 2, a Municipal Corporation of the State of Washington
Dated: March 27, 2008

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19736-KH

Page 5 of 6

Recorded: January 21, 2009

Auditor's No.: 200901210087

Regarding: Easement for sewer mains Affects: Tracts 1 and 7, and Lots 162, 163, 167, 168, 169, 190, 193, 194, 196, 199 through 205, 208 through 211, and 232 through 238

30. Regulatory notice/agreement regarding Waiver of 200' Foot Setbacks that may include covenants, conditions and restrictions affecting the subject property, recorded on October 4, 2022 as Auditor's File No. 202210040059 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19736-KH

Page 6 of 6