

When recorded return to:

Gerald D. Bacon and Yvonne E. Bacon
17195 Coho Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249692
Feb 27 2024
Amount Paid \$12499.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 24-19998

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lance Hanna and Kimberly Hanna, husband and wife, 26417 Minkler Road, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Gerald D. Bacon and Yvonne E. Bacon, a married couple

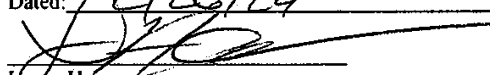
the following described real estate, situated in the County Skagit, State of Washington:

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

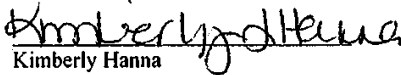
Abbreviated legal description: Property 1:
Lot 23, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I

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): P113864 /47220000230000

Dated: 2/26/24


Lance Hanna


Kimberly Hanna

Statutory Warranty Deed
LPB 10-05

Order No.: 24-19998-KH

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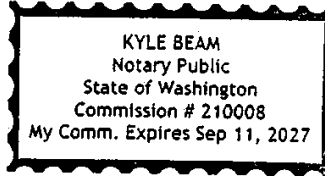
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 26 day of ~~March~~^{*February}, 2024 by Lance Hanna and Kimberly Hanna.

[Signature]
Signature

Notary
Title

My commission expires: 9-11-27



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 17195 Coho Court, Mount Vernon, WA 98274
Tax Parcel Number(s): P113864 /47220000230000

Property Description:

Lot 23, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, as filed in Volume 17 of Plats, pages 26 – 31, records of Skagit County, Washington.

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EXHIBIT B

24-19998-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Easement affecting a portion of subject property and for the purposes stated herein, and incidental purposes in favor of Skagit Valley Telephone Company, recorded September 21, 1967 as Auditor's File No. 704645.

10. 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 ingress, egress for septic tank and roadway.

11. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For:

Ingress, egress, drainage and utilities

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In Favor Of:**Present and future owners of the following described property:**

Portions of Sections 13, 19, 24, 25, 30, 31 and 36, of Township 34 North, Range 4 East, W.M.,

Recorded:

December 10, 1982

Auditor's No.:

8212100052

Affects:

Otter Pond Drive, Tract "A", and other property

12. Matters related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by document recorded under Auditor's File Nos. 8412050001 and 8411280007.

13. Easement affecting a portion of said premises and for the purposes stated herein and incidental purposes in favor of Public Utility District No. 1 of Skagit County, recorded September 13, 1990, as Auditor's File No. 9009130081.

14. EASEMENT AND PROVISIONS CONTAINED THEREIN:**Grantee:**

Puget Sound Power & Light Company

Dated:

December 6, 1979

Recorded:

December 11, 1979

Auditor's No.:

7912110003

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

Location:

The Westerly 10 feet of the Northerly, approximate 513 feet lying parallel and adjacent to said SR-9 of Parcel "C"

15. Terms and/or conditions of Finding of Fact, Entry of Order, regarding plat approval for Nookachamp Hills, Phase I, recorded October 13, 1997, under Auditor's File No. 9710130073.

16. 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:

Plat/Subdivision Name: Nookachamp Hills Planned Unit Development Phase I**Recorded:**

November 2, 1998

Auditor's No.:

9811020154

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".

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17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Nookachamps Hills, L.L.C., recorded November 2, 1998, as Auditor's File No. 9811020155.

Above covenants, conditions and restrictions were amended on February 3, 2004, August 8, 2005, undisclosed and December 22, 20008 and recorded November 2, 1998, April 28, 2004, August 23, 2005, July 24, 2008, December 31, 2008 and September 15, 2015, as Auditor's File No's 200404280064, 200508230083, 200807240091, 200812310104 and 201509150041.

18. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:

Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington

Dated:

March 23, 1999

Recorded:

April 12, 1999

Auditor's No:

9904120146

Purpose:

Perpetual right-of-way or easement for sewer mains with Necessary appurtenances through, over and across

Area Affected:

Portions of the subject plat

19. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Hansell Mitzel, LLC

Recorded:

November 22, 2004

Auditor's No.

200411220200

Purpose:

Ingress, egress & utilities

Area Affected:

As disclosed in instrument

20. 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:

Plat/Subdivision Name: Survey

Recorded: August 17, 2009

Auditor's No: 200908170138