

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241361
Date 07/16/2024

After Recording Mail To:
Andrew C. Schuh
Skagit Law Group, PLLC
PO Box 336
Mount Vernon, WA 98273

BARGAIN AND SALE DEED

THE GRANTORS Larry D. Blanchard and Kristeen I. Blanchard, a married couple, in consideration of \$10.00, in hand paid, bargain, sell, and convey to Larry D. Blanchard and Kristeen I. Blanchard, as Co-Trustees of The Larry D. Blanchard and Kristeen I. Blanchard Revocable Trust, dated July 1, 2024, the following described estate, situated in the County of Skagit, State of Washington.

LOT 65, PLAT OF NOOKACHAMP HILLS PUD PHASE 11A, AS PER PLAT RECORDED ON SEPTEMBER 15, 2003, UNDER AUDITOR'S FILE NO. 200309150157, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel No. P120745/4821-000-065-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEROF

The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, though, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: July 1, 2024

Larry D. Blanchard
Larry D. Blanchard

Kristeen I. Blanchard
Kristeen I. Blanchard

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Larry D. Blanchard and Kristeen I. Blanchard are the people who appeared before me, acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

DATED: July 1, 2024

ACS
_____, Notary Public

ANDREW C. SCHUH

My commission expires: 1/29/26

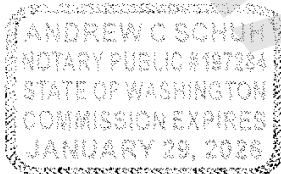


EXHIBIT "A"

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
Said document is a re-recording of Recording No. 7908080023.

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 No. 8412050001 and Recording No. 8411280007.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in 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

No determination has been made as to the current ownership or other matters affecting said reservations.

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 "A"

Exceptions

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. Conveyance of Sewer Facility
Recording Date: July 26, 2005
Recording No.: 200507260203

9. 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 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 PUD phase IIB:
Recording No.: 200508230082

10. 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

Amended by instrument(s):

Recording Date: August 23, 2005
Recording No.: 200508230083

Recording Date: July 24, 2008
Recording No.: 200807240091

Recording Date: December 31, 2008
Recording No.: 200812310104

Recording Date: September 15, 2015
Recording No.: 201509150041

11. Agreement(s), including the terms and conditions thereof;

EXHIBIT "A"

Exceptions

Between: Nookachamp Hills LLC and Skagit County Sewer District
Recording Date: November 18, 1997
Recording No.: 9711180087

and

Recording Date: May 18, 2004
Recording No.: 200405180073
Regarding: Developer Extension Agreement

12. 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
Recording Date: September 16, 2005
Recording No.: 200509160140

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 ¼ 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 thereof; Indian treaty or aboriginal rights.