

When recorded return to:

Jeremy L. Nuttall and Julie A. Nuttall
24349 Nookachamp Hills Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241720
Aug 12 2024
Amount Paid \$16771.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-21279

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin A. St Germain and Carmen St Germain, husband and wife, 3704 Mohawk Court, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jeremy L. Nuttall and Julie A. Nuttall, a married couple

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

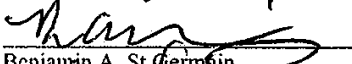
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 226, NOOKACHAMP HILLS PUD PHASES 3 AND 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): P127779

Dated: August 7, 2024


Benjamin A. St Germain


Carmen St Germain

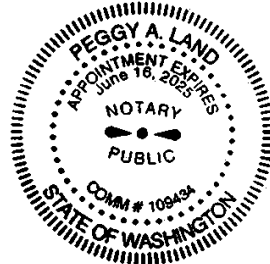
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 4th day of August, 2024 by Benjamin A. St Germain and Carmen St Germain.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



Statutory Warranty Deed
LPB 10-05

Order No.: 24-21279-KH

Page 2 of 6

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 24349 Nookachamp Hills Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): P127779

Property Description:

Lot 226, 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

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21279-KH

Page 3 of 6

EXHIBIT B

24-21279-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. 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21279-KH

Page 4 of 6

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 Area Affected: A portion of the subject property

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

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

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21279-KH

Page 5 of 6

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 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