

**When recorded return to:**  
Erika Pope and Zachary A Pope  
17138 Trout Drive  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242717  
Oct 28 2024  
Amount Paid \$12855.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620057001

Escrow No.: 620057001

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Fergus W. Clark and Stephanie F. Clark, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Erika Pope and Zachary A Pope, a married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 35, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 1

Tax Parcel Number(s): P113876 / 4722-000-035-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 25OCT24

Fergus W. Clark  
Fergus W. Clark

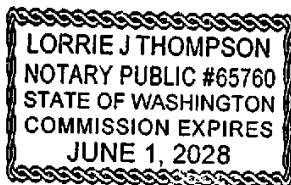
Stephanie F. Clark  
Stephanie F. Clark

State of Washington

County of SKAGIT

This record was acknowledged before me on October 25, 2024 by Fergus W. Clark and Stephanie F. Clark.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P113876 / 4722-000-035-0000**

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LOT 35, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE(S) 26 THROUGH 31, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions and restrictions 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 11, 1909

Recording No.: 76334

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Duncan McKay

Purpose: Road purposes

Document Date: July 5, 1910

Recording No.: 80143

Affects: A portion of the subject property

Note: Exact location and extent of easement is undisclosed of record.

3. Stipulation contained in deed executed by Walking Circle M., Inc., to MV Associates, dated July 25, 1979, recorded August 31, 1979, under Recording No. 7908310024, as follows:

This 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.

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 in Skagit County, Washington, in Section 30, Township 34 North, Range 5 East of the Willamette Meridian.

4. 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 Recording No. 8310310059, records of Skagit County, Washington.
5. Matters related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by document recorded under Recording No. 8412050001 and Recording No. 8411280007, records of Skagit County, Washington.

**EXHIBIT "B"**Exceptions  
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Skagit County, Washington  
 Purpose: Water pipe lines, etc.  
 Recording Date: September 13, 1990  
 Recording No.: 9009130081  
 Affects: 60 foot wide strip of land in the South Half of Section 25 and in the Northeast Quarter of Section 36, all in Township 34 North, Range 4 East of the Willamette Meridian
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 Nookachamp Hills Planned Unit Development Phase I:
- Recording No: 9811020154
8. 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
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: December 31, 2008 and September 15, 2015  
 Recording No.: 200812310104  
 Recording No.: 201509150041
9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
- Imposed by: Nookachamp Hills PUD Homeowners Association  
 Recording Date: November 2, 1998  
 Recording No.: 9811020155
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**EXHIBIT "B"**Exceptions  
(continued)

Granted to: Skagit County Sewer District No. 2  
Purpose: Sewer mains and the necessary appurtenances  
Recording Date: April 12, 1999  
Recording No.: 9904120146  
Affects: Portion of said premises and other property

11. Conveyance of Sewer Facility and the terms and conditions thereof:

Recording Date: April 12, 1999  
Recording No.: 9904120148

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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 1/4 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. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.
15. City, county or local improvement district assessments, if any.