

202411080038

11/08/2024 10:04 AM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor, WA

When recorded return to:
Gene Brandon Price and Jacqueline Luanne Price
24188 Nookachamp Hills Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242866
Nov 08 2024
Amount Paid \$14172.20
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

Escrow No.: 620057442

CHICAGO TITLE
020057442

STATUTORY WARRANTY DEED

THE GRANTOR(S) John L. Bergstrom and Karen P Bergstrom, Trustees of The Revocable Living Trust of John Lee Bergstrom and Karen Penelope Bergstrom, u/a dtd 12/10/2004

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Gene Brandon Price and Jacqueline Luanne Price, 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 181, NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870, REC NO. 200807240089

Tax Parcel Number(s): P127734 / 4963-000-181-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: NOV 6, 2024

The Revocable Living Trust of John Lee Bergstrom and Karen Penelope Bergstrom, ~~wa~~ dtd 12/10/2004

BY: John L. Bergstrom
John L. Bergstrom
Trustee

BY: Karen P. Bergstrom
Karen P. Bergstrom
Trustee

State of Washington
County of Skagit

This record was acknowledged before me on November 6, 2024 by John L. Bergstrom and Karen P. Bergstrom as Trustee and Trustee, respectively, of The Revocable Living Trust of John Lee Bergstrom and Karen Penelope Bergstrom, ~~wa~~ dtd 12/10/2004.

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

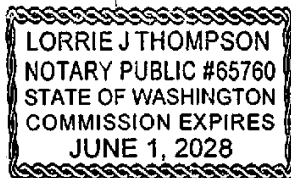


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127734 / 4963-000-181-0000

LOT 181, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line
Recording Date: July 19, 1950
Recording No.: 448498

2. 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

3. Reservations and recitals contained in the Deed as set forth below:

Recording Date: November 11, 1909
Recording No.: 76334

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

4. Reservations and recitals contained in the Deed as set forth below:

Grantor: Walking Circle M., Inc.
Grantee: MV Associates
Dated: July 25, 1979
Recording Date: August 31, 1979
Recording No.: 7908310024

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Many nearby parcels of land
Purpose: Ingress, egress, drainage and utilities
Recording Date: December 10, 1982
Recording No.: 8212100052

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"Exceptions
(continued)

Granted to: Puget Sound Power & Light Co.
 Purpose: Electric transmission and/or distribution line
 Recording Date: March 22, 1929
 Recording No.: 221300

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Duncan McKay
 Purpose: Road purposes
 Recording Date: July 5, 1910
 Recording No.: 80143

8. 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 number 8310310059.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
 Purpose: Water pipe lines etc
 Recording Date: September 13, 1990
 Recording No.: 9009130081

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 No.: 200508230083
 Recording No.: 200812310104
 Recording No.: 200807240091
 Recording No.: 200812310104
 Recording No.: 201509150041

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

EXHIBIT "B"Exceptions
(continued)

document:

Granted to: Skagit County Sewer District No. 2
Purpose: Sewer lines
Recording Date: September 16, 2005
Recording No.: 200509160140

12. Agreement and the terms and conditions thereof:

Between: Skagit County Sewer District No. 2 and Nookachamp Hills LLC
Dated: April 5, 2006
Recording Date: May 18, 2006
Recording No.: 200605180169
Regarding: Sewer lines

13. Agreement, and the terms and conditions thereof:

Dated: September 19, 2006
Recording Date: October 6, 2006
Recording No.: 200610060124
Regarding: Bridge Agreement

14. Agreement and the terms and conditions thereof:

Dated: August 11, 2006
Recording Date: February 14, 2007
Recording No.: 200702140164
Regarding: Development and access agreement

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: June 11, 2007
Recording No.: 200706110187

16. 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 the Plat of Nookachamp Hills PUD Phase 3 and 4, PL07-0870:

EXHIBIT "B"Exceptions
(continued)

Recording No: 200807240089

17. Assessment by the Public Utility District No. 1 of Skagit County, as disclosed by the following recorded document:

Recording Date: May 18, 1992
Recording No.: 9205180106
Local Utility District (LUD) No. 12

18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
19. 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."

20. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by Skagit County Sewer District No. 2.
22. Assessments, if any, levied by Nookachamp Hills PUD Homeowner's Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 25, 2024

between Gene Brandon Price Jacqueline Luanne Price ("Buyer")
Buyer Buyer

and Bergstrom Revocable Living Tru ("Seller")
Seller Seller

concerning 24188 Nookachamp Hills Drive Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisax
Gene Brandon Price 09/25/2024
Buyer Date

Authentisax
Jacqueline Luanne Price 09/25/2024
Buyer Date

Authentisax
John L Bergstrom, Trustee 09/25/24
Seller Date

Authentisax
Karen P Bergstrom, Trustee 09/25/24
Seller Date