

202411150031

11/15/2024 11:21 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Will J Clardy, III and Rebecca J Clardy
24282 Nookachamp Hills Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242946

Nov 15 2024

Amount Paid \$15436.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
500153732

Escrow No.: 500153732

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara A. Lipp, unmarried as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Will J Clardy, III and Rebecca J Clardy, a married couple

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

LOT 229, NOOKACHAMP HILLS PUD PHASES 3 AND 4, PLO7-0870, 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.

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

Tax Parcel Number(s): P127782 / 4963-000-229-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 07, 2024

Barbara A. Lipp
Barbara A. Lipp

State of Washington
County of Snohomish

This record was acknowledged before me on November 07, 2024 by Barbara A. Lipp.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027



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
Affects: A portion of said plat
2. 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
3. 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
4. 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.
5. 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
Affects: Portion of said plat
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"Exceptions
(continued)

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

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
 Affects: A portion of said plat

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
 Affects: A portion of said plat

10. 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 lines
 Recording Date: September 16, 2005
 Recording No.: 200509160140
 Affects: A portion of said plat

11. 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

12. Agreement, and the terms and conditions thereof:

EXHIBIT "A"**Exceptions
(continued)**

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

13. Agreement and the terms and conditions thereof:

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

14. 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
 Affects: A portion of said plat

15. 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 PUD PHASES 3 AND 4, PL07-0870:

Recording No: 200807240089

16. 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

EXHIBIT "A"**Exceptions
(continued)**

Recording No.: 200812310104

Recording No.: 201509150041

17. Lot Certification and the terms and conditions thereof

Recording Date: July 24, 2008

Recording No.: 200807240090

Affects: Lots 162-252

18. 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

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

20. 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."

21. Assessments, if any, levied by Nookachamp Hills PUD Homeowners Association.

22. City, county or local improvement district assessments, if any.