

When recorded return to:

CORTES ENTERPRISES, LLC
3020 Huntington Street
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243252

Dec 13 2024

Amount Paid \$2885.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 24-22398

STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd Anthony DeJong and Amy Lyn DeJong, husband and wife, 18244 Van Fleet Ave,
Sandy, OR 97055,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to CORTES ENTERPRISES, LLC, a Washington Limited Liability
Company

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 168, 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): P127721/4963-000-168-0000

Dated: 12/12/2024

Todd Anthony DeJong
Todd Anthony DeJong

Amy Lyn DeJong
Amy Lyn DeJong

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12 day of December, 2024 by Todd Anthony DeJong and Amy Lyn DeJong.

KAB

Signature

Notary
Title

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

My commission expires: 09/11/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 17200 Big Fir Place, Mount Vernon, WA 98274
Tax Parcel Number(s): P127721/4963-000-168-0000

Property Description:

Lot 168, PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870, according to the plat thereof recorded July 24, 2008 under Auditor's File No. 200807240089, records of Skagit County, Washington.

EXHIBIT B

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
9. **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.
10. 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.

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11. 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 $\frac{1}{4}$ 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.
12. 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.
13. 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
14. 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ 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.
15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Duncan McKay
Dated: January 5, 1910
Recorded: July 5, 1910
Auditor's No.: 80143
Purpose: Road purposes
16. 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.

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17. 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.
18. 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
19. 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
20. 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
21. 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
22. 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
23. 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 PLAT/SURVEY:
 Name: Nookachamp Hills PUD Phases 3 and 4, PL07-0870.

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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".

24. 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

25. 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

26. 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

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