

When recorded return to:
Sharon R LeBlanc and Vernon F LeBlanc
11817 62nd Ave SE
Snohomish, WA 98296

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250747
Mar 17 2025
Amount Paid \$3829.00
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

Escrow No.: 620058318

CHICAGO TITLE
U 20058318

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Alan Bouma and Sherry Ann Bouma, Trustees of the Jeffrey and Sherry Bouma Living Trust dated February 10, 2022

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Sharon R LeBlanc and Vernon F LeBlanc, a married couple

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

LOT 204, PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, P107-0870, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2008 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): P127757 / 4963-000-204-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3-13-2025

Jeffrey Alan Bouma and Sherry Ann Bouma, Trustees of the Jeffrey and Sherry Bouma Living Trust dated February 10, 2022

BY: *Sherry Ann Bouma*
Sherry Ann Bouma
Trustee

BY: *Jeffrey Alan Bouma*
Jeffrey Alan Bouma
Trustee

State of Washington

County of Skagit

This record was acknowledged before me on March 13, 2025 by Sherry Ann Bouma and Jeffrey Alan Bouma as Trustees of the Jeffrey and Sherry Bouma Living Trust dated February 10, 2022.

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

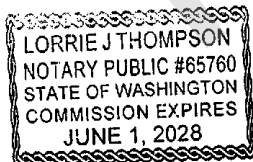


EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

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

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. 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

3. 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: March 22, 1929
Recording No.: 221300
Affects: Portion of said plat

4. 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

5. 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

6. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of

EXHIBIT "A"

Exceptions
(continued)

entry to explore same, contained in the deed

Grantor: Walking Circle M., Inc.
Recording Date: August 31, 1979
Recording No.: 7908310024

The Company makes no representations about the present ownership of these reserved and excepted interests.

7. 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

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. 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

EXHIBIT "A"
Exceptions
(continued)

Recording No.: 201509150041

11. 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
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
Affects: A portion of said plat
16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex,

EXHIBIT "A"

Exceptions
(continued)

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

17. Lot Certification and the terms and conditions thereof

Recording Date: July 24, 2008
Recording No.: 200807240090
Affects: Lots 162-252

18. 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."

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