

When recorded return to:

Brian Packard and Merissa Packard
24018 Dolphin Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252384

Jul 25 2025

Amount Paid \$20402.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23823-TB

THE GRANTOR(S) **Wolf Contracting LLC, a Washington Limited Liability Company**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Brian Packard and Merissa Packard, a married couple**

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

Lot 217, plat of "NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870", as per plat recorded as Skagit County Auditor's File No. 200807240089, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 217, 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 "A" attached hereto

Tax Parcel Number(s): P127770/4963-000-217-0000

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Dated: 7/24/25

Wolf Contracting LLC, a Washington Limited Liability Company

By: [Signature]
Benjamin Gekelman, Member

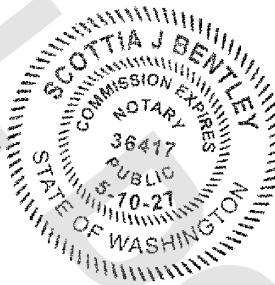
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 24th day of July, 2025, by Benjamin Gekelman, Member of Wolf Contracting LLC.

[Signature]
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/10/27



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EXHIBIT A

25-23823-TB

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.
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
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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 Area Affected: A portion of the subject property

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. 8310310059.

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 $\frac{1}{2}$ of Section 25 and in the Northeast $\frac{1}{4}$ of Section 36, all in Township 34 North, Range 4 East, W.M.

18. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

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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 And: Nookachamp Hills, LLC, a Washington limited liability company 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 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

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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

27. Any tax, fee, assessments or charges as may be levied by Nookachamp Hills PUD Homeowners Association.

End of Exhibit A