

202509300027

09/30/2025 09:44 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Jonathan Duke and Numrin Duke
17223 River Rock Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253184
Sep 30 2025
Amount Paid \$13033.00
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
620059836

Escrow No.: 620059836

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J Olafson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jonathan Duke and Numrin Duke, a married couple

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

LOT 96, NOOKACHAMP HILLS PUD, PHASE IIA, AS PER PLAT RECORDED SEPTEMBER 15,
2003 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200309150157.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P120776 / 4821-000-096-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

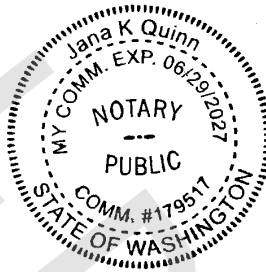
Dated: September 29, 2025Michael J Olafson
Michael J OlafsonState of WashingtonCounty of SnohomishThis record was acknowledged before me on 09/29/2025 by Michael J Olafson.Jana K Quinn
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 06/29/2027

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 21, 1967
 Recording No.: 704645, records of Skagit County, Washington
 In favor of: Skagit Valley Telephone Company, a Washington corporation
 For: the right, privilege and authority to construct, reconstruct or other signal or communication circuits, consisting of such underground conduits, cables, manholes, poles and other markers, fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the following described property and the roads, streets or highways thereto adjoining.
 Affects: Southeast Quarter of 25-34-04 and other property

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 13, 1990
 Recording No.: 9009130081, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
 For: the perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described lands and premises
 Affects: Strips of land 60' in width in the Southwest Half of the Southeast Quarter of Section 25 and the North Half of the Northeast Quarter of Section 36 Township 34 North, Range 4 East of the Willamette Meridian

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 5, 1910
 Recording No.: 80143, records of Skagit County, Washington
 In favor of: Duncan McKay
 For: Road purposes
 Affects: A portion of the subject property

Note: Exact location and extent of easement is undisclosed of record.

4. Stipulation contained in Deed:

Recording Date: August 31, 1979
 Recording No.: 7908310024

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: December 10, 1982

EXHIBIT "A"Exceptions
(continued)

- Recording No.: 8212100052, records of Skagit County, Washington
 In favor of: Present and Future owners of the following described property: Portions of Sections 13, 19, 24, 25, 30, 31 and 36 of Township 34 North, Range 4 East of the Willamette Meridian
 For: Ingress, egress, drainage and utilities
6. Matters related to annexing a portion of the subject property onto Skagit County Sewer District No. 2, as disclosed by documents recorded under Recording No.: 8412050001 and Recording No.: 8411280007, records of Skagit County, Washington.
7. 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 No.: 8310310059, records of Skagit County, Washington.
8. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: December 11, 1979
 Recording No.: 7912110003, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company, a Washington corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: The North Half of the Northeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying East of the County Road
9. Easement, including the terms and conditions thereof, granted by instrument;
- Dated: June 8, 1990
 Recorded: September 13, 1990
 Recording No.: 9009130081, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
 For: Water pipe lines, etc.
 Affects: 60 foot wide strip of land in the South Half of Section 25 and in the Northeast Quarter of Section 36, all in Township 34 North, Range 4 East of the Willamette Meridian
10. Agreement, including the terms and conditions thereof; entered into;
- By: Nookachamp Hills L.L.C.
 And Between: Skagit County Sewer District
 Recording No.: 9711180087
 Recording No.: 200011290046
 Recording No.: 200208150099
 Providing: Developer Extension Agreement
 Affects: Said premises and other property

EXHIBIT "A"

Exceptions
(continued)

11. Easement, including the terms and conditions thereof, granted by instrument;

Recording No.: 200304070122
 Recording No.: 200307150203
 In favor of: Puget Sound Energy, Inc., a Washington corporation
 For: Underground electric system, together with necessary appurtenances
 Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A Strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

12. Agreement, including the terms and conditions thereof; entered into;

By: Dan Mitzel/Nookachamp Hills Phase 2A
 And Between: Skagit County Sewer District No. 2
 Recorded: February 12, 2004
 Recording No.: 200402120196, records of Skagit County, Washington

13. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: February 12, 2004
 Recording No.: 200402120195, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington
 For: Sewer main with necessary appurtenances

14. 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 IIA:

Recording No: 200309150157

15. 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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: November 2, 1998
Recording No.: 9811020155

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 23, 2005
Recording No.: 200508230083

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 24, 2008
Recording No.: 200807240091

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 2008
Recording No.: 200812310104

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 2015
Recording No.: 201509150041

16. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Nookachamp Hills PUD Homeowners Association
Recording Date: November 2, 1998
Recording No.: 9811020155

17. Title Notification, and the terms and conditions thereof:

Recording Date: November 26, 2003
Recording No.: 200311260015

18. Terms, conditions, and restrictions of that instrument entitled Conveyance of Sewer Facility;

Recorded: July 26, 2005
Recording No.: 200507260203, records of Skagit County, Washington

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:

EXHIBIT "A"Exceptions
(continued)

"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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
21. City, county or local improvement district assessments, if any.