

When recorded return to:

Fernando G. Estudillo and Alida M. Estudillo
17200 Big Fir Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263033

Sep 15 2026

Amount Paid \$21399.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 25-25066

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wolf Contracting LLC, a Washington Limited Liability Company, 821 Northview Street,
Bellingham, WA 98226,

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

in hand paid, conveys, and warrants to Fernando G. Estudillo and Alida M. Estudillo, husband and wife

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): 4963-000-168-0000/P127721

Dated: 9/15/2026

Wolf Contracting LLC, a Washington Limited Liability Company

By: [Signature]
Benjamin Gekelman, Member/Manager

Statutory Warranty Deed
LPB 10-05

Order No.: 25-25066-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 15 day of September, 2026, by Benjamin Gekelman,
Member/Manager of Wolf Contracting LLC.

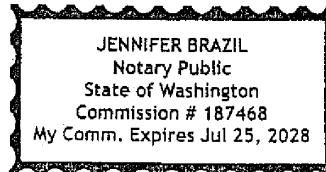
Jennifer Brazil
(Signature of notary public)

Stamp

Notary Public
(Title of office)

My commission expires:

7-25-28



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EXHIBIT A
LEGAL DESCRIPTION

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

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.

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EXHIBIT B

25-25066-KH

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 utilities

Area Affected: An easement lying within the Southeast ¼ 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.

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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 ¼ of the Southwest ¼ 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 ¼ of the Southeast ¼ 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. 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 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

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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
 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

27. Regulatory notice/agreement regarding Waiver of 200' Foot Setbacks for Properties Outside of and immediately Adjacent to Designated Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded on October 9, 2025 as Auditor's File No. 202510090020 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

28. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on September 3, 2025 as Auditor's File No. 202509030054 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.