

POOR ORIGINAL



201409260070

Skagit County Auditor \$73.00
9/26/2014 Page 1 of 2 11:52AM

When recorded return to:

Donald C. Campbell and Margaret E. Campbell
1914 27th Place
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022197

CHICAGO TITLE
620022197

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Taylor Phillips and Catherine Kim Phillips, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Donald C. Campbell and Margaret E. Campbell, husband and
wife

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

Lot 7, PLAT OF PLEASANT VIEW, according to the plat thereof, recorded March 23, 2005, under
Auditor's File No. 200503230134, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122589, 4853-000-007-0000

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620022197, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part hereof as Exhibit "A".

Dated: September 18, 2014

David Taylor Phillips
David Taylor Phillips

Catherine Kim Phillips
Catherine Kim Phillips

20143584
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 26 2014

Amount Paid \$ 9883.00
By Skagit Co. Treasurer
Deputy

State of MARYLAND
County of Anne Arundel

I certify that I know or have satisfactory evidence that David Taylor Phillips and Catherine Kim Phillips
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they)
signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses
and purposes mentioned in this instrument.

Dated: 25 Sept 14

DEBORAH A.W. HALL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 11, 2017

Deborah A.W. Hall
Name: Deborah A.W. Hall
Notary Public in and for the State of MARYLAND
Residing at: Prince Georges
My appointment expires: 07/11/17

EXHIBIT "A"
Exceptions

1. 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, 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 **PLAT OF PLEASANT VIEW:**

Recording No: 200503230134

2. Public and private easements, if any, over those portions of said premises lying within 27th Street, 28th Street, 29th Street, "F" Avenue, the Easterly portion of "E" Avenue, the Westerly portion of "G" Avenue and the alleys underlying the Plat of Pleasant View.
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 26, 2004
Auditor's No.: 200407260155, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises and other property
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: July 22, 2005
Auditor's No(s): 200507220109, records of Skagit County, Washington
Executed By: Vintage Investments LLP and Ronmin LLP
5. Assessments, if any, levied by City of Anacortes.
6. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

