

**When recorded return to:**

Peter P. Bianco  
6502 Deer Lane  
Anacortes, WA 98221



201412050027

Skagit County Auditor

\$74.00

12/5/2014 Page

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3 11:48AM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620021949

**CHICAGO TITLE**  
620021949

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John L. Wilkinson and Dianne D. Wilkinson, 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 Peter P. Bianco, an unmarried person

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

**PARCEL A:**

Lot 8 of Survey, entitled CAMPBELL PARK ESTATES, as recorded August 30, 1974, in Volume 1  
of Surveys, page 83, under Auditor's File No. 805634, records of Skagit County, Washington;  
being a portion of Section 7, Township 34 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington

**PARCEL B:**

A non-exclusive easement for ingress, egress, and utilities as delineated on the face of said  
Survey and as set forth in the Dedication of Easement recorded October 2, 1974, under Auditor's  
File No. 808252, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P20077, 340207-1-002-0304

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Order 620021949, Schedule B, Special Exceptions, which are attached hereto and made  
a part hereof.

Dated: December 1, 2014

John L. Wilkinson

Dianne D. Wilkinson

20144600  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 05 2014

Amount Paid \$ 66.35 50  
Skagit Co. Treasurer  
By MF Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that John L. Wilkinson and Dianne D. Wilkinson are the person(s) who appeared before me, and said person(s) acknowledged that they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 3, 2014 Marcia J Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016



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## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Dedication of easement for ingress, egress and utilities, including water, telephone, Puget Sound Power & Light Company, drainage, underground or otherwise, over, along and across a sixty-foot strip of land;  
Recorded: October 2, 1974  
Auditor's No(s): 808252, records of Skagit County, Washington
2. Covenant and obligation of all owners to share equally in the costs and upkeep and maintenance of all areas, including the roadway, the water system and all other common areas as disclosed by instrument;  
Recorded: October 2, 1974  
Auditor's No(s): 808252, records of Skagit County, Washington
3. Covenants, conditions, easements and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Dated: September 24, 1974  
Recorded: October 2, 1974  
Auditor's No(s): 808253, records of Skagit County, Washington  
  
Amended by instrument(s):  
Recorded: February 24, 1978  
Auditor's No(s): 851485, records of Skagit County, Washington
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 2, 1974  
Auditor's No(s): 808253, records of Skagit County, Washington  
Imposed By: Campbell Park Estates Community Association
5. Provision contained on the face of Survey recorded under,  
Auditor's No(s): 805634, records of Skagit County, Washington  
As follows:  
  
"A 100 foot radius pollution control easement will be provided at the final well site for community water system."  
  
The exact location of said well site is undetermined.
6. Terms and conditions of the easement set forth in Parcel B of Exhibit "A".
7. Easement delineated on the face of said survey;  
For: Ingress, egress and utilities  
Affects: Northerly portion of said premises
8. Assessments, dues and charges, if any, levied by Campbell Park Homeowner's Association.
9. City, county or local improvement district assessments, if any.
10. 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.



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