

When recorded return to:

State of Washington, acting by and through the
Washington State Parks and Recreation
Commission
P.O. Box 42650
Olympia, WA 98504



201808310077

08/31/2018 11:17 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

CHICAGO TITLE

020035533

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lake Campbell Investments, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to State of Washington, acting by and through the Washington
State Parks and Recreation Commission

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

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

SUBJECT TO THOSE EXCEPTIONS AS SHOWN ON EXHIBIT "B" ATTACHED HERETO

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

Tax/Map ID(s): lot ptn 2 unit skagit county short plat no. pl14-0304

Tax Parcel Number(s): **P134335**

Dated: August 17, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183877

AUG 31 2018

Lake Campbell Investments, LLC

BY Mousel Holdings LLC, Class A Member

BY: Cheryl Klopp, Manager
Cheryl Klopp, Manager

Amount Paid \$ **539.00**
Skagit Co. Treasurer
By HB Deputy

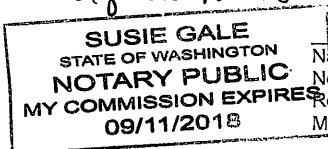
State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that

Cheryl Klopp
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Manager of Lake Campbell Investments to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Aug. 22, 2018



Name: Susie Gale
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 9/11/18

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134335 / 340113-2-014-2008

That portion of Government Lot 1, Section 13, Township 34 North, Range 1 East, Willamette Meridian described as follows:

That portion of Lot 2, Skagit County Short Plat No. PL14-0304, approved January 7, 2015, recorded January 8, 2015, under Skagit County Auditor's File No. 201501080038, records of Skagit County, Washington described as follows:

Tract "A" of Alteration of Final Subdivision No. PL17-0607 as recorded August 8th, 2018 under Skagit County Auditor's File No. 201808080054; also known as:

That portion of said Lot 2 of Skagit County Short Plat No. PL14-0304, described as follows:

Beginning at the most Northerly corner of said Lot 2; thence Southerly along the common boundary line between Lots 1 and 2 of said Short Plat No. PL14-0304 on the following courses and distances: South 21°11' 10" East, a distance of 142.37 feet; and South 35°57'45" East, a distance of 60.56 feet to the Northwest corner of the Joyce Iverson property commonly referred to as 14081 Donnell Road, Anacortes, WA., tax parcel Number P110590; thence South 1°08'51" West along the common boundary line between said Joyce Iverson property and Lot 2 of said Short Plat, a distance of 400.00 feet to the Southwest corner of said Iverson property; thence North 89°01'02" West, a distance of 235.24 feet; thence South 1°08'51" West, a distance of 553.61 feet to the South line of said Lot 2; thence North 88°26'48" West along the South line of said Lot 2, a distance of 280.01 feet to the Southwest corner thereof; thence North 1°08'51" East along the West line of said Lot 2, a distance of 690.82 feet to the Northwest corner thereof; thence South 89°01'02" East along a Northerly line of said Lot 2, a distance of 330.00 feet; thence North 13°16'05" East along the Northwesterly line of said Lot 2, a distance of 450.56 feet to the Point of Beginning, and containing 278,215 square feet (6.39 acres).

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Order No.: 160013933

Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 27, 1928
 Auditor's No(s): 215291, records of Skagit County, Washington
 In favor of: City of Anacortes, a Municipal corporation
 For: Right to overflow land

Easement, including the terms and conditions thereof, reserved by instrument(s);
 Recorded:
 Auditor's No(s): 691136 and 699284, records of Skagit County, Washington
 In favor of: Frank E. Maryott and Edrie R. Maryott, husband and wife
 For: Road purposes

Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: May 18, 1967
 Auditor's No(s): 699284, records of Skagit County, Washington
 In favor of: Ariene Iverson and Arthur Iverson
 For: Road purposes
 Affects: The Road as it existed November 16, 1966

Exceptions and reservations contained in deed from the State of Washington under which title to said shore lands is claimed; whereby the grantor saves, excepts and reserves all oils, gases, coal, ores, mineral, fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc. provided that no rights shall be exercised under this reservation until provision has been made by the state its successors or assigns, for full payment of all damages sustained by owner by reason of such entering.

Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: December 9, 1996
 Auditor's No(s): 9612090088, records of Skagit County, Washington
 In favor of: Frank E. Maryott
 For: Road purposes
 Affects: Existing road

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: May 29, 2012
 Recording No.: 201205290220

Notice of On-Site Sewage System Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: August 13, 2012
 Recording No.: 201208130081

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKAGIT COUNTY SHORT PLAT NO. PL14-0304:

Recording No: 201501080038

Protected Critical Area Easement including the terms, covenants and provisions thereof

Recording Date: January 8, 2015
 Recording No.: 201501080039

EXHIBIT "B"

Order No.: 160013933

Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: January 8, 2015
Recording No.: 201501080040
Affects: Said premises and other properties

Well Easement and Well Protection Zone including the terms, covenants and provisions thereof

Recording Date: January 8, 2015
Recording No.: 201501080041

Easement including the terms, covenants and provisions thereof

Recording Date: January 8, 2015
Recording No.: 201501080043

Declaration and Agreement for Reciprocal Non-Exclusive Driveway Easement, Drainage and Utilities Maintenance

Recording Date: January 8, 2015
Recording No.: 201501080044

Declaration and Agreement for Reciprocal Non-Exclusive Driveway Easement, Drainage and Utilities Maintenance

Recording Date: January 8, 2015
Recording No.: 201501080045

Easement including the terms, covenants and provisions thereof

Recording Date: January 8, 2015
Recording No.: 201501080046

Notice of Decision Before the Skagit County Planning Director including the terms, covenants and provisions thereof

Recording Date: October 28, 2015
Recording No.: 201510280008

Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: August 8, 2018
Recording No.: 201808080053

Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: August 8, 2018
Recording No.: 201808080054

Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: August 8, 2018
Recording No.: 201808080055

City, county or local improvement district assessments, if any.