

When recorded return to:
Emily Janette Campbell and James Randolph
Campbell
12675 C Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3358
Aug 09 2019
Amount Paid \$13889.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038983

CHICAGO TITLE
020038983

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judy Foster, a married woman as her separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Emily Janette Campbell and James Randolph Campbell, a
married couple

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

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

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

Lot(s): Ptn. 3 SKAGIT COUNTY SHORT PLAT NO. 40-85 ; being ptn. SW SE

Tax Parcel Number(s): P35051 / 350330-4-007-0401

30-35-3 (md)

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 31, 2019

Judy Foster
Judy Foster
John Pickett
John Pickett

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Judy Foster and John Pickett are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 8, 2019

Alysia Hudson
Name: Arlington
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03-01-2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY --P-- PUBLIC
My Commission Expires 03-01-2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35051 / 350330-4-007-0401

The South 5 acres of Tract 3 of Skagit County Short Plat No. 40-85, approved December 4, 1986, recorded December 8, 1986, in Book 7, page 146 of Short Plats, under Auditor's File No. 8612080005, being a portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 35 North, Range 3 East, W.M.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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. 40-85

Recording No: 8612080005

Matters shown: Mislocated Fencelines.

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 11, 1998

Recording No.: 9802110018

Matters shown: Concrete pad

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

Recording Date: December 10, 2007

Recording No.: 200712100016

4. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: September 6, 2011

Recording No.: 201109060125

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 17, 2019

between James R Campbell Emily J Campbell ("Buyer")
Buyer Buyer

and Judy Foster John Pickett ("Seller")
Seller Seller

concerning 12675 C Street Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38; which states:

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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenti

06/17/2019
06/17/2019 10:05:54 AM PDT Date

Authenti
John Pickett
06/19/2019
06/19/2019 2:52:28 AM PDT Date

Authenti

06/18/2019
06/18/2019 9:24:12 AM PDT Date

Authenti

06/19/2019
06/19/2019 2:52:28 AM PDT Date