



**201912190133**

12/19/2019 03:56 PM Pages: 1 of 10 Fees: \$112.50  
Skagit County Auditor

When recorded return to:

Bryson K. Campbell  
Kari M. Vagen Campbell  
22416 Mud Lake Road  
Mount Vernon, WA 98273

**STATUTORY WARRANTY DEED** 19-3797  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Danya R. Wolf, Kari S. Greiner and Moni B. Butler, as to their 50% interest, for and in consideration of **ten dollars and other valuable consideration** in hand paid, conveys, and warrants to Bryson K. Campbell and Kari M. Vagen Campbell, a married couple 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: PTN SW ¼ SW1/4 4 8-33N-4E W.M.,  
Subject to matters of record

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): P16542 & 330408-3-011-0000 & P16541 & 330408-3-009-0004

Dated: 12/13/2019

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 5468  
DEC 19 2019  
Amount Paid \$ 5345.00  
Skagit Co. Treasurer  
Deputy  
By HB

Statutory Warranty Deed  
LPB 10-05

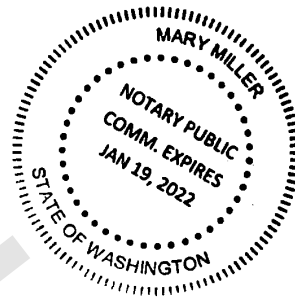
By: *Danya R Wolf*  
Danya R. Wolf

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Danya R. Wolf is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

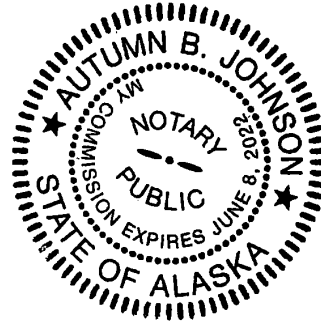
Dated: 13<sup>th</sup> day of December, 2019

*Mary Miller*  
Signature  
Notary Public  
Title



My appointment expires: 01-19-2022

By: Kari S. Greiner  
Kari S. Greiner



STATE OF Alaska  
COUNTY OF Third Judicial District  
ABJ

I certify that I know or have satisfactory evidence that Kari S. Greiner is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13<sup>th</sup> day of December, 2019

Autumn B. Johnson  
Signature

Notary Public  
Title

My appointment expires: June 8, 2022

By: *Moni B. Butler*  
Moni B. Butler

STATE OF WASHINGTON ~~TEXAS~~  
COUNTY OF ~~SKAGIT~~ Montgomery

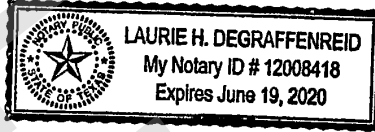
I certify that I know or have satisfactory evidence that Moni B. Butler is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13<sup>th</sup> day of December, 2019

*Laurie H. DeGraffenreid*  
Signature

*Notary*  
Title

My appointment expires:



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 19889 Cedardale Road, Mount Vernon, WA 98274  
Tax Parcel Number(s): P16542 & 330408-3-011-0000 & P16541 & 330408-3-009-0004

Property Description:

Parcel "A":

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East W.M., EXCEPT East Johnson Road along the South line and Old Highway 99 also known as Cedardale Road along the West line thereof and ALSO EXCEPT rights of way for Drainage Ditches appropriated by Drainage District No. 17; AND FURTHER EXCEPT that portion thereof described as follows:

Beginning at the Southeast corner of the above-described tract of land along the North right-of-way line of the County Road;  
thence North along the East line of said subdivision, a distance of 290.4 feet;  
thence West along a line parallel to the South line of said subdivision, a distance of 150.0 feet;  
thence South along a line parallel to the East line of said subdivision, a distance of 290.4 feet to the North line of the County Road;  
thence East along the North line of the County Road, a distance of 150.0 feet to the Point of Beginning.

Parcel "B":

The North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East W.M., described as follows:

Beginning at the intersection of the East line of Old State Highway 99 and the South line of said subdivision;  
thence North along the East line of said Highway 15 feet;  
thence East parallel to the South line of said subdivision 350 feet;  
thence South 45° East to an existing fence line, (lying approximately 9 feet North of the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East W.M.);  
thence Easterly along said fence line to the East line of said subdivision;  
thence South along said East line to the Northeast corner of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 8;  
thence West along the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 to the point of beginning.

EXCEPT rights-of-way for drainage ditches appropriated by Drainage District No 17.

Parcel "C":

The North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT the East 220 feet of the North 330 feet of the North 20 acres of the West 40 acres of the South 1/2 of the Southwest 1/4 of said section, as conveyed to Clay Collins, et ux, by deed recorded as Auditor's File No. 201510090116; AND EXCEPT that portion thereof lying Northerly of the Easterly extension of the South line of said Collins tract; AND EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated August 12, 1935 and recorded January 20, 1941 under Auditor's File No. 334267, in Volume 182 of Deeds, page 371, records of Skagit County, Washington; AND EXCEPT that portion lying within the as built and existing County road running along the West line of said subdivision; AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

That portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4

Statutory Warranty Deed  
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East, W.M., described as follows:

Beginning at the intersection of the East line of Old State Highway 99 and the South line of said subdivision;  
thence North along the East line of said Highway, 15 feet;  
thence East parallel to the South line of said subdivision 350 feet; thence South 45 degrees East to an existing fence line (lying approximately 9 feet North of the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M.);  
thence Easterly along said fence line to the East line of said subdivision;  
thence South along said East line to the Northeast corner of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 8;  
thence West along the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 to the point of beginning.

ALSO EXCEPT drainage ditches appropriated by Drainage District No. 17.

**EXHIBIT B**

19-3797-MM

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
6. Easements, claims of easement or encumbrances which are not shown by the public records.
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

**10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Trans Mountain Oil Pipe Line Corporation, a Delaware Corporation  
Dated: October 4, 1957  
Recorded: November 26, 1957  
Auditor's No: 558905  
Purpose: Easement 60 feet in width

**11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Trans Mountain Oil Pipe Line Corp.  
Dated: October 2, 1957  
Recorded: February 5, 1958  
Auditor's No: 561437  
Purpose: Pipeline  
Area Affected: Strip 60 feet wide

Statutory Warranty Deed  
LPB 10-05

## 12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipeline Company  
 Dated: December 19, 1963  
 Recorded: January 7, 1964  
 Auditor's No: 645093  
 Purpose: Pipeline

## 13. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipe Line Company, a  
 Delaware Corporation  
 Dated: January 9, 1964  
 Recorded: January 30, 1964  
 Auditor's No: 646052  
 Purpose: Easement to construct,  
 maintain and operate a pipeline

## 14. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipe Line Company  
 Dated: January 17, 1973  
 Recorded: January 29, 1973  
 Auditor's No: 779921  
 Purpose: Right-of-way of pipe line

## 15. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipeline Company  
 Dated: January 22, 1973  
 Recorded: January 29, 1973  
 Auditor's No: 779930  
 Purpose: Pipeline

## 16. REPAIR AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: William Hayes  
 And: Skagit County  
 Recorded: September 14, 1984  
 Auditor's No. : 8409140032

17. Terms and conditions of Special Use Permit No. SP-86-033 as recorded August 7, 1987 under Auditor's File No. 8708070017, and recorded October 28, 1986, under Auditor's File No. 8610280044.

## 18. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Alfred Jungquist, A. Anderson and John G.  
 Morrison  
 Dated: June 12, 1917  
 Recorded: June 13, 1917  
 Auditor's No: 119562  
 Purpose: Right to lay, maintain and repair water main over and  
 across

Statutory Warranty Deed  
 LPB 10-05



said premises

19. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED AGRICULTURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Troy and Cindi Plendl  
Recorded: August 2, 1999  
Auditor's No: 199908020005

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

20. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Troy and Cindi Plendl  
Recorded: October 19, 1999  
Auditor's No: 199910190013

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.

21. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 6, 2005 and July 14, 2006  
Auditor's File No.: 200504060091 and 200607140145  
Document Title: Special Flood Hazard Area  
Regarding: Flood Insurance

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.

22. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Recorded: July 14, 2006  
Auditor's File No.: 200607140146  
Document Title: Title Notification  
Regarding: Land Use in Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

23. 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: March 8, 2007  
Auditor's No.: 200703080109

24. 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: January 12, 2010

Auditor's No.: 201001120058

25. Possible modification of Lot Certifications as disclosed by attachment to deed recorded May 5, 2016 as

Auditor's File No. 201605050021.

26. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Kieth S. Johnson Property Survey recorded September 6, 2016 as Auditor's File No. 201609060027.

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".

27. Question of mis-located neighboring property in the Northeast corner of the subject property as disclosed by the former owner, Keith S. Johnson.