



201912190134

12/19/2019 03:56 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Guardian Northwest Title & Escrow Company  
1301 Riverside Drive, Suite B  
Mount Vernon, WA 98273  
(360) 424-0111

**MORTGAGE** GUARDIAN NORTHWEST TITLE CO.  
(STATUTORY FORM)

19-3747

THE MORTGAGOR  
Bryson K. Campbell and Kari M. Vagen Campbell

mortgages to  
Danya R. Wolf, Kari S. Greiner, Moni B. Butler

to secure payment of the sum of  
TWO HUNDRED THOUSAND AND 00/100 Dollars (\$200,000.00)

according to the terms of promissory note bearing date December 16, 2019  
the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Tax Parcel Number(s): P16542 & 330408-3-011-0000 & P16541 & 330408-3-009-0004

And the mortgagor promise and agree to pay before delinquency all taxes, special assessments and other public charges levied, assessed or charged against said described premises, and to keep all improvements on said described premises insured against loss or damage by fire in the sum of TWO HUNDRED THOUSAND AND 00/100 dollars(\$200,000.00) for the benefit of the mortgagee and to deliver all policies and renewals to the mortgagee.

In case the mortgagor shall fail to pay any installment of principal or interest secured hereby when due or to keep or perform any covenant or agreement aforesaid, then the whole indebtedness hereby secured shall forthwith become due and payable, at the election of the mortgagee.

Mortgage  
LPB 50-05

Dated: December 16, 2019

Bryson K. Campbell  
Bryson K. Campbell

Kari M. Vagen Campbell  
Kari M. Vagen Campbell

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that BRYSON K. CAMPBELL and KARI M VAGEN CAMPBELL are the person(s) who appeared before me, and said person(s) 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: December 16, 2019

Jennifer Brazil  
Notary name printed or typed: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at Skagit County  
My appointment expires: 7-25-2020

Notary Public  
State of Washington  
Jennifer Brazil  
Commission Expires 07/25/2020

**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":

An undivided 1/2 interest in 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":

An undivided 1/2 interest in 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 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":

An undivided 1/2 interest in 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:

Mortgage  
LPB 50-05

Order No.: 19-3797-MM

Page 3 of 4

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 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.