



202002050022

02/05/2020 11:02 AM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

After Recording Return To:
Craig E. Cammock
Skagit Law Group, PLLC
P. O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

GRANTORS: ANTHONY J. FLYNN and LALE A. JOHNSON, husband and wife, and BRYSON K. CAMPBELL and KARI M. VAGEN CAMPBELL, husband and wife

GRANTEE: CEDARDALE MEADOWS, LLC,
a Washington limited liability company

Legal Description: Exhibit "A"
Abbreviated Form: ptn SW ¼ SW ¼ 8-33N-4E W.M.

Assessor's Tax Parcel Nos.: P16541 / 330408-3-009-0004
P16542 / 330408-3-011-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020441
FEB 05 2020

Amount Paid \$0
By Skagit Co. Treasurer
Ma Deputy

THE GRANTORS, ANTHONY J. FLYNN and LALE A. JOHNSON, husband and wife, and BRYSON K. CAMPBELL and KARI M. VAGEN CAMPBELL, husband and wife, for and in consideration of a transfer to a limited liability company wholly owned by the Grantors (mere change in form of ownership), convey and warrant to CEDARDALE MEADOWS, LLC, a Washington limited liability company, as Grantee, all of Grantors' right, title and interest in and to the following described real estate, situated in the County of SKAGIT, State of Washington, together with all after acquired title of the Grantor therein, to wit:

See Exhibit "A" attached.

SUBJECT TO: Easements, restrictions, and reservations of record.

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STATUTORY WARRANTY DEED - 1

NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(a).

DATED: January 31, 2020.

Anthony J. Flynn
ANTHONY J. FLYNN

Lale A. Johnson
LALE A. JOHNSON

BRYSON K. CAMPBELL

KARI M. VAGEN CAMPBELL

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

Given under my hand and official seal this 31ST day of JANUARY, 2020.

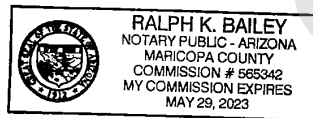
Ralph K Bailey

(Signature of Notary)

RALPH K BAILEY

(Legibly Print or Type Name of Notary)

My appointment expires: 5.29.2023



NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(a).

DATED: _____, 2020.

ANTHONY J. FLYNN

LALE A. JOHNSON



BRYSON K. CAMPBELL



KARI M. VAGEN CAMPBELL

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

Given under my hand and official seal this _____ day of _____, 2020.

(Signature of Notary)

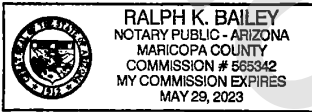
(Legibly Print or Type Name of Notary)

My appointment expires: _____

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

Given under my hand and official seal this 31ST day of JANUARY, 2020.



R. K. Bailey
(Signature of Notary)
RALPH K BAILEY
(Legibly Print or Type Name of Notary)
My appointment expires: 5-29-2023

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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

Given under my hand and official seal this _____ day of _____, 2020.

(Signature of Notary)

(Legibly Print or Type Name of Notary)
My appointment expires: _____

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

Given under my hand and official seal this _____ day of _____, 2020.

(Signature of Notary)

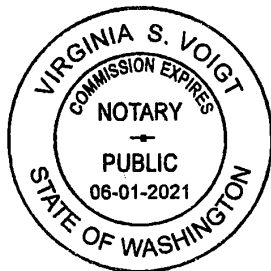
(Legibly Print or Type Name of Notary)

My appointment expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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

Given under my hand and official seal this 31st day of January, 2020.



Virginia S. Voigt
(Signature of Notary)

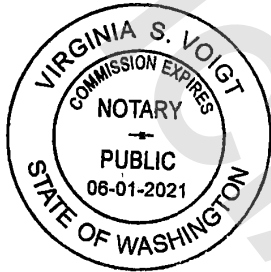
VIRGINIA S. VOIGT
(Legibly Print or Type Name of Notary)

My appointment expires: 6/1/21

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KARI M. VAGEN CAMPBELL is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 3rd day of January, 2020.



Virginia S. Voigt
(Signature of Notary) VIRGINIA S. VOIGT

(Legibly Print or Type Name of Notary)
My appointment expires: 6/1/21

Exhibit "A"

Legal Description

Parcel "A":

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8;
thence West along the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the point of beginning.

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

EXHIBIT "A"

Parcel "C":

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of the 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 $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 8;

thence West along the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the point of beginning.

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

EXHIBIT "A"