

202311300104

11/30/2023 03:51 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:
Thomas Campbell and Amanda Campbell
13138 Buchanan Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238907

Nov 30 2023

Amount Paid \$15703.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE COMPANY
620055373

Escrow No.: 620055373

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ford Benjamin Lawson and Clark Allen Lawson, Successor Co-Trustees of the
Lawson Family Trust, Dated December 15, 2010

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Thomas Campbell and Amanda 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.)

PTN OF LT 6, BLK 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): P62215 / 3864-005-006-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11/16/2023

Lawson Family Trust, Dated December 15, 2010

BY: [Signature]
Clark Allan Lawson
Successor Co-Trustee

BY: [Signature]
Ford Benjamin Lawson
Successor Co-Trustee

State of Washington

County of Skagit

This record was acknowledged before me on November 16, 2023 by Clark Allan Lawson and Ford Benjamin Lawson as Successor Co-Trustee and Successor Co-Trustee, respectively, of Lawson Family Trust, Dated December 15, 2010.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

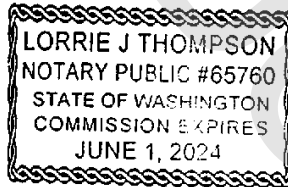


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62215 / 3864-005-006-0002

LOT 6, BLOCK 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE SOUTH 20 FEET OF VACATED ROAD ADJACENT TO LOT 6, BLOCK 5, AS VACATED BY INSTRUMENT RECORDED NOVEMBER 15, 2001, UNDER AUDITOR'S FILE NO. 200111150009, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, REPAIR AND MAINTENANCE OF UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 20 FEET OF LOTS 7 AND 8, BLOCK 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, " AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, REPAIR AND MAINTENANCE OF A SEPTIC DRAINFIELD SYSTEM OVER, UNDER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 20 FEET OF LOTS 7 AND 8; THE NORTH 25 FEET OF THE WEST 70 FEET OF LOT 9;

THE EAST 35 FEET OF THE WEST 70 FEET OF LOT 9, EXCEPT THE NORTH 25 FEET THEREOF; AND THE EAST 35 FEET OF THE WEST 70 FEET OF THE NORTH 8.46 FEET OF LOT 10;

ALL IN BLOCK 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, " AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Bingham Acreage:

Recording No: 144539

2. Declaration of Easement for ingress, egress, utilities and drainage and the terms and conditions thereof:

Recording Date: June 15, 2000
Recording No.: 200006150112

Said instrument is a re-recording of:

Recording Date: June 14, 2000
Recording No.: 200006140193

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 11, 2001
Recording No.: 200109110087

said instrument is a re-recording of instrument:

Recording Date: August 15, 2001
Recording No.: 200108150117

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent lot owners
Purpose: Ingress, egress, utilities and drainage
Recording Date: January 17, 2003
Recording No.: 200301170133
Affects: Portion of said premises

EXHIBIT "B"
Exceptions
(continued)

said instrument is a re-recording of instruments:

Recording Date: August 22, 2001
Recording No.: 200108220078

and

Recording Date: September 17, 2001
Recording No.: 200109170140

5. Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: September 7, 2001
Recording No.: 200109070165
Affects: Said premises and other property

6. Operation and Maintenance Contract including the terms, covenants and provisions thereof

Recording Date: September 11, 2001
Recording No.: 200109110088
Regarding: Monitoring and maintaining and clearstream unit

7. Aerobic Treatment Unit Service Agreement including the terms, covenants and provisions thereof

Recording Date: March 18, 2003
Recording No.: 200303180168

8. 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

EXHIBIT "B"

Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2023
Tax Account No.:	P62215 / 3864-005-006-0002
Levy Code:	3352
Assessed Value-Land:	\$234,900.00
Assessed Value-Improvements:	\$799,200.00

General and Special Taxes:	
Billed:	\$9,620.25
Paid:	\$9,620.25
Unpaid:	\$0.00
11. City, county or local improvement district assessments, if any.