

When recorded return to:

Andrew Hunter and Marianne Hunter
22830 Gunderson Rd
Mount Vernon, WA 98273



201106300102
Skagit County Auditor

6/30/2011 Page 1 of 4 2:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620012960

CHICAGO TITLE
620012960

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lance J. Campbell and Jamie E. Campbell, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Andrew C. Hunter and Marianne Hunter, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL09-0085, as approved February 16, 2010, recorded
February 16, 2010, under Auditor's file No. 201002160178, records of Skagit County, Washington;
and being a portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 34
North, Range 4 East, W. M.


Situated in Skagit County, Washington.

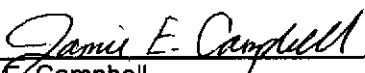
Tax Parcel Number(s): P123056, 340414-4-002-0100

Subject to: Covenants, conditions, restrictions and easements of record:

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

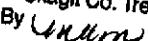
Dated: June 29, 2011


Lance J. Campbell


Jamie E. Campbell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1956

JUN 30 2011

Amount Paid \$ 7463.20
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

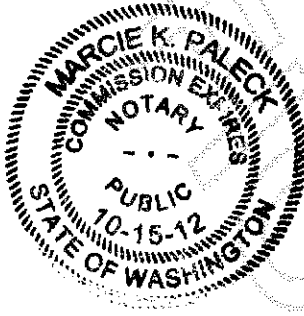
State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

LANCE S. CAMPBELL AND JAMIE E. CAMPBELL
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 30 2011



Marcie Paleck
Name: MARCIE K. PALECK
Notary Public in and for the State of WASHINGTON
Residing at: Mount Vernon, WA
My appointment expires: October 15 2012



201106300102
Skagit County Auditor

EXHIBIT "A"
Exceptions

1. Reservation of minerals, with right of entry to remove same, as reserved in Deed dated August 8, 1905, and recorded August 22, 1905 in Volume 58 of Deeds, page 183, from William Lindsay and wife to Day Lumber Co., a corporation, affecting the West ½ of the Northeast ¼ of the Southeast ¼.
2. Reservation of minerals, with right of entry to remove same, as reserved in Deed dated July 10, 1913, and recorded July 30, 1913, in Volume 92 of Deeds, page 433, from Day Lumber Co., a corporation, and H.C. Pete
3. Terms and conditions of Low Flow Mitigation Summary

Recording Date: June 10, 1998
Recording No.: 9806100001
4. Notice of Moratorium on Non-Forestry Use of Land and the terms and conditions thereof.

Recording Date: May 5, 2003
Recording No.: 200305050318
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. PL04-0576:

Recording No: 200505130191
6. Terms and conditions of Declaration of Easement

Recording Date: May 13, 2005
Recording No.: 200505130190
7. Terms and conditions of Protected Critical Area Easement

Recording Date: May 13, 2005
Recording No.: 200505130189
8. Terms and conditions of Roadway Maintenance Declaration:

Recording Date: June 6, 2005
Recording No.: 200506060004
9. Terms and conditions of Declaration of Easement for Ingress, Egress, Utilities Road Maintenance of an Easement Revision of Short Plat No. PL04-0576

Recording Date: September 15, 2005
Recording No.: 200509160011
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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



201106300102
Skagit County Auditor

EXHIBIT "A"
Exceptions

SHORT PLAT NO. PL09-0085:

Recording No: 201002160178

11. **Plat Lot of Record Certification**

Recording Date: February 16, 2010
Recording No.: 201002160179

12. **Terms and conditions of Protected Critical Area Easement**

Recording Date: February 16, 2010
Recording No.: 201002160181

13. **City, county or local improvement district assessments, if any.**

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201106300102
Skagit County Auditor