

When recorded return to:
James R. Campbell and Emily J. Campbell
861 Northview Drive
Burlington, WA 98233



201207030058
Skagit County Auditor

7/3/2012 Page 1 of 2 2:45PM

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015819

CHICAGO TITLE
620015819

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry D. Craven and Monica J. Craven, 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 James R. Campbell and Emily J. Campbell, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, PLAT OF WEST VIEW, according to the plat thereof, recorded June 4, 2003, under
Auditor's File No. 200306040117, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P120503, 4818-000-010-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620015819; and Skagit
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 28, 2012

Larry D. Craven

Larry D. Craven

Monica J. Craven

Monica J. Craven

State of Washington
County of Skagit

20121984
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 03 2012

Amount Paid \$ 4900.00
Skagit Co. Treasurer
By *YF* Deputy

I certify that I know or have satisfactory evidence that
Larry D. Craven and Monica J. Craven
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 28, 2012

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley WA
My appointment expires: 10/15/2012



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 2002
Auditor's No.: 200209060017, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances
2. 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 PLAT OF WEST VIEW:

Recording No: 200306040117
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: June 4, 2003
Auditor's No(s): 200306040116, records of Skagit County, Washington
Executed by: Hansell Mitzel Limited Liability Company
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: June 4, 2003
Auditor's No(s): 200306040116, records of Skagit County, Washington
Imposed By: Hansell Mitzel Limited Liability Company
5. Assessments, if any, levied by City of Burlington.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by West View Homeowner's Association.

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.

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.

