

When recorded return to:

David L Anderson and Jodee L Anderson
15910 Andal Lane
Mount Vernon WA 98274



201211210130

Skagit County Auditor

Filed for record at the request of:

11/21/2012 Page

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6 3:38PM



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015872

CHICAGO TITLE

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 David L Anderson and Jodee L Anderson, husband and wife

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.)

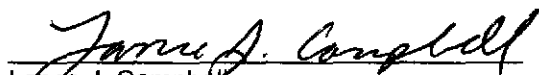
Lot(s): PTN LOTS 1 AND 3 SKAGIT COUNTY SHORT PLAT NO. PL 03-0808

Tax Parcel Number(s): P124168/340426-1-003-0600, P128193/340426-1-003-0900

Subject to:

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

Dated: November 21, 2012



Lance J. Campbell


Jamie E. Campbell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123728

NOV 21 2012

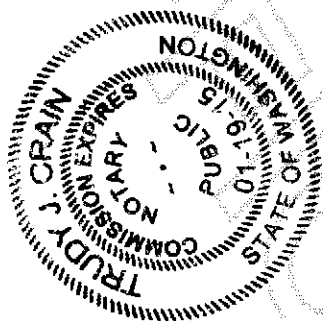
Amount Paid \$ 4455.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Wash
state of Wash

I certify that I know or have satisfactory evidence that
Lance J 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: 11-21-12



[Signature]
Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: Arlyto
My appointment expires: 1-19-15



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124168/340426-1-003-0600 and P128193/340426-1-003-0900

Lot 3, SKAGIT COUNTY SHORT PLAT NO. PL03-0808, as approved February 24, 2006 and recorded February 28, 2006, under Auditor's File No. 200602280136, records of Skagit County, Washington;

EXCEPT that portion of Lot 3 of Skagit County Short Plat No. PL-03-0808, described as follows:

Beginning at the Southeast corner of said Lot 3;
Thence West along the South line thereof, a distance of 60.00 feet;
Thence North along a line parallel with and 60.00 feet West of the East line of said Lot 3, a distance of 90.00 feet;
Thence East along a line parallel with and 90.00 feet North of the South line of said Lot 3, a distance of 60.00 feet to the East line of Lot 3;
Thence South along said East line, a distance of 90.00 feet to the point of beginning;

AND TOGETHER WITH the following described portion of Lot 1 of Skagit County Short Plat No. PL-03-0808, described as follows:

Beginning at the Northeast corner of Lot 3 of said short plat;
Thence East along the Easterly extension of the North line of said Lot 3, a distance of 36.00 feet;
Thence South along a line parallel with and 36.00 feet East of the West line of said Lot 1, a distance of 150.00 feet;
Thence West along a line parallel with and 150.00 feet South of the Easterly extension of the North line of said Lot 3, a distance of 36.00 feet to the West line of said Lot 1;
Thence North along said West line, a distance of 150.00 feet to the point of beginning.

Situated in Skagit County, Washington.



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EXHIBIT "B"
Exceptions

1. Reservation of a right of way for a permanent highway and reservation of all present logging, skid and tote roads with the right to use same for road purposes until a permanent highway has been established and constructed as set forth in Deed from the Atlas Lumber Company, H. C. Peters and Gertrude Peters, husband and wife, under date of July 27, 1927, recorded August 30, 1927, in Volume 144 of Deeds, page 195. (Affects the Northwest 1/4 of the Northeast 1/4 and other property).
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 15, 1992
Recording No.: 9204150128
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: December 2, 1994
Recording No.: 9412020113
Matters shown: Fences
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Richard X. Maguire and Barbara Maguire, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: May 28, 1982
Recording No.: 8205280025
Affects: A 30 foot wide strip of land affecting subject property
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities
Recording Date: November 13, 1987
Recording No.: 8711130045
6. Agreement, including the terms and conditions thereof, entered into:
By: Bill and Vicki Yarcho
And Between: Raudebaugh, Mott, Bartel and Wheeler
Recorded: January 22, 1992
Auditor's No. 9201220064, records of Skagit County, Washington

Due to a lack of adequate legal descriptions on the face of said agreement, this company is unable to determine its affect on the subject property.
7. Easement, including the terms and conditions thereof, reserved by instrument(s):
Recorded: September 29, 1987
Auditor's No(s): 8709290033, records of Skagit County, Washington
In favor of: Barbara Anderson and Richard M. Anderson
For: Ingress, egress and utilities
Affects: Portion of said premises
8. 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. PL-03-0808:

Recording No: 200602280136



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EXHIBIT "B"
Exceptions

9. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: February 28, 2006
Recording No.: 200602280138

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William A. Yarcho, et ux
Purpose: Ingress, egress and utilities
Recording Date: January 22, 2009
Recording No.: 200901220093
Affects: A Southerly 30 foot by 100 foot portion of said premises

11. Covenants, conditions and restrictions 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: January 22, 2009
Recording No.: 200901220093

As Follows:

"This conveyance shall constitute a boundary line adjustment. Above-described property shall be combined or aggregated with contiguous property owned by Grantee. This boundary line adjustment is not for purposes of creating a separate building lot."

12. 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: March 20, 2009
Recording No.: 200903200076

13. Reservation contained in deed

Recording Date: April 8, 2009
Recording No.: 200901080106
Regarding: Easements

14. Covenants, conditions and restrictions 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: March 4, 2010
Recording No.: 201003040083

15. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

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



EXHIBIT "B"

Exceptions

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.



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