

When recorded return to:

Dr. and Mrs. Larry J. Campbell  
27847 Burmaster Road  
Sedro Woolley, WA 98284



201407020069

Skagit County Auditor \$75.00  
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Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 149051-OE

Grantor: SKAGIT STATE BANK  
Grantee: Larry J. Campbell and Celia M. Campbell

### Statutory Warranty Deed

THE GRANTOR SKAGIT BANK, who acquired title as SKAGIT STATE BANK, a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LARRY J. CAMPBELL and CELIA M. CAMPBELL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE 1/4 Of NW 1/4, 19-35-5 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 149051-OE.

ALSO SUBJECT TO DEED RESTRICTON - SEE ATTACHED EXHIBIT "B" HERETO

Tax Parcel Number(s): 350519-0-107-0005, P39560

Date June 26, 2014

SKAGIT STATE BANK

Cheryl R. Bishop  
By: Cheryl Bishop, CEO

LAND TITLE OF SKAGIT COUNTY

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 2354  
JUL 02 2014

Amount Paid \$4610.<sup>00</sup>  
Skagit Co. Treasurer  
By Man Deputy



## EXHIBIT A

That portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 35 North, Range 5 East, W.M., described as follows, to-wit:

Beginning at a point on the North line of above said subdivision, 1,600.5 feet East of the Northwest corner of said Section 19;  
thence South  $0^{\circ}03'$  East parallel to the West line of said Section 19, 608 feet to the true point of beginning of this description,  
thence South  $0^{\circ}03'$  East 103.6 feet to the North line of the State Highway;  
thence South  $52^{\circ}59'$  West along the North line of said right of way, 130.79 feet;  
thence North  $0^{\circ}02'$  West 181.71 feet;  
thence East parallel to the North line of said Section 19, 104.5 feet to the true point of beginning,

EXCEPT any portion thereof which might lie within a tract of land as conveyed to Louise E. Barr and W. F. Barr, her husband, by deed recorded April 14, 1950, under Auditor's File No. 444366, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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EXHIBIT 'B'

The property conveyed in this deed shall not be used for offering, promoting or engaging in banking, financial services or any other business activity that competes with Skagit State Bank for a period of five (5) years from the later of: (i) the date of this deed; or (ii) the closing date of the Skagit State Bank branch located on the property. "Banking, financial services or any other business activity that competes with Skagit State Bank" shall be considered to include any business that offers, promotes or engages in the creation or maintenance of consumer checking or savings accounts, business checking or savings accounts, consumer or business credit cards, commercial, consumer or residential loans or lines of credit, or any other business activity in which Skagit State Bank was engaged as of the date of this Agreement.

If a court of competent jurisdiction should decline to enforce any of these restrictions, the restrictions shall be deemed to be reformed to restrict the use of the property to the maximum extent, in time and scope of activities that the court shall find enforceable.

Skagit State Bank will suffer immediate and irreparable harm, which will not be compensable by damages alone, if these restrictions are repudiated or breached. If any actual, threatened or attempted repudiation or breach occurs, Skagit State Bank, in addition to and not in limitation of any other rights, remedies or damages available to it at law or in equity, shall be entitled to obtain temporary, preliminary and permanent injunctions in order to prevent or restrain any such breach, and Skagit State Bank shall not be required to post a bond as a condition for the granting of such relief.

These restrictions and their benefits and burdens shall run with the land for the term specified herein and bind the Grantor and Grantee and their respective heirs, successors, and assigns and all persons possessing the property by, through and under the Grantor and Grantee and their respective heirs, successors and assigns.



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