

When recorded return to:  
Karen Campbell  
26643 Tyssa Lane  
Sedro Woolley, WA 98284

Skagit County Auditor  
7/2/2014 Page

1 of

6 3:32PM

\$77.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620021690

CHICAGO TITLE  
620021690

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Marvin R. Buxton, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Karen Campbell, a single person  
the following described real estate, situated in the County of Skagit, State of Washington:

#### PARCEL A:

Lot A, SKAGIT COUNTY SHORT PLAT NO. 96-067, approved May 23, 1996, and recorded May 28, 1996, in Volume 12 of Short Plats, page 104, under Auditor's File No. 9605280006, records of Skagit County, Washington; being a portion of Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 93-078 as approved January 13, 1994, and recorded January 13, 1994, in Volume 11 of Short Plats, page 52, under Auditor's File No. 9401130097, records of Skagit County, Washington; being a portion of the South Half of the Northwest Quarter of the Southeast Quarter of Section 33, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT that portion lying Easterly of the Westerly line of the County road as it existed on November 9, 1946.

#### PARCEL B:

Easement for roadway and utilities over a 60 foot strip running East and West through the Southeast Quarter of Section 33, Township 35 North, Range 5 East of the Willamette Meridian, as delineated on the face of Skagit County Short Plat No. 93-078, as approved January 13, 1994, and recorded January 13, 1994, in Volume 11 of Short Plats, page 52, under Auditor's File No. 9401130097, records of Skagit County, Washington.

All situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104492 / 350533-4-005-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20142355

JUL 02 2014

Amount Paid \$7,988.30  
Skagit Co. Treasurer  
By *mem* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: 6/26/14

Marvin R. Buxton  
Marvin R. Buxton

Pamela J. Olberding, Non Vested Spouse

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that

Marvin R. Buxton  
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: 6/30/14



Kellia Mayo  
Name: Kellia Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley WA  
My appointment expires: 6/19/17



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STATUTORY WARRANTY DEED  
(continued)

Dated: 6/24/14

Marvin R. Buxton

Pamela J. Olberding  
Pamela J. Olberding, Non Vested Spouse

State of Oregon

County of Clatsop

I certify that I know or have satisfactory evidence that

Pamela J. Olberding  
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: 6.26.14

Jessica F. Dean  
Notary Public in and for the State of Oregon  
Residing at: Portland, OR  
My appointment expires: 8.16.15



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 18, 1971  
Auditor's No(s): 754245, records of Skagit County, Washington  
In favor of: United States of America  
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 20, 1993  
Auditor's No(s): 9309200047, records of Skagit County, Washington  
In favor of: Washington Loggers Corporation  
For: Well Protection Zone
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 10, 1996  
Auditor's No(s): 9606100150, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

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

Granted to: David Helgeson and Eileen Helgeson, husband and wife  
Purpose: Roadway and utilities  
Recording Date: February 25, 1992  
Recording No.: 9202250067  
Affects: The South 30 feet of said premises

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

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: August 21, 1992  
Recording No.: 9208210077  
Affects: The South 40 Feet of said premises

6. 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. 63-81:

Recording No: 8203150001  
Affects: Parcel B

7. 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 SHORT PLAT NO. 96-067:  
Recording No: 9605280006

8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,



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## EXHIBIT "A"

### Exceptions (continued)

- Recording Date: May 29, 1996  
Recording No.: 9605280006  
Matters shown: Encroachment of shop onto easement along the Southerly portion of said premises by an undisclosed amount and location of a fence into 100 radius well protection zone
9. 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 SHORT PLAT NO. 93-078:  
Recording No: 9401130097
10. Agreement, including the terms and conditions thereof, entered into;  
By: Clear Lake Water Corporation  
And Between: Public Utility District No. 1  
Auditor's No.: 394566, records of Skagit County, Washington  
Providing: Agreement pertaining to water system - location indefinite
11. Agreement, including the terms and conditions thereof, entered into;  
By: Vernon R. Hammer  
And Between: Public Utility District No. 1 of Skagit County  
Recorded: February 22, 1996  
Auditor's No.: 9602220020, records of Skagit County, Washington  
Providing: Water Service Agreement
12. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: May 1, 1996  
Auditor's No(s): 9605010048, records of Skagit County, Washington  
Executed By: Vernon R. Hammer
13. Reservation contained in deed:  
  
Recording Date: March 5, 1932  
Recording No.: 249233  
Executed By: G.J. Cheasty and Ivah Cheasty, husband and wife; and H.C. Peters and Gertrude Peters, husband and wife  
As Follows: Except all minerals
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Present and future owners of adjacent property  
Purpose: Ingress and egress, power and utility  
Recording Date: February 5, 1993  
Recording No.: 9302050123  
Affects: Northeasterly portion of said premises
15. City, county or local improvement district assessments, if any.



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## EXHIBIT "A"

Exceptions  
(continued)

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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